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Snoqualmie Valley

Community Plan
Area Zoning



King County Planning and
Community Development Division

Snoqualmie Valley Community Plan Area Zoning

December 1990

King County Planning and Community Development

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I. Introduction

The Snoqualmie Area Zoning implements the Snoqualmie Valley Community Plan's land use designations and policies through zoning classifications and development conditions. The community plan addresses future land uses, residential densities, transportation networks, sewer and water service areas, parks and recreational facilities, commercial and industrial land uses, open space and natural resources. The Snoqualmie Valley Community Plan and Area Zoning will be used by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and all County departments to guide future land use decisions in the planning area.

The Snoqualmie Valley Community Planning Area

The Snoqualmie Valley community planning area, one of 13 planning areas in King County, covers about 400 square miles in northeastern King County (see Community Plan Map, Snoqualmie Valley Community Planning Area). The community planning area lies south of Snohomish County, east of the Bear Creek and East Sammamish areas, north of the forest areas of Tiger Mountain and Rattlesnake Ridge and west of the Cascade Mountains. It is a rural area composed of a wide river floodplain, upland plateaus, and the foothills of the Cascade Mountains.

Definition Of Area Zoning

The term "Area Zoning" is defined by the King County Code as: "Procedures initiated by King County which result in the adoption or amendment of zoning maps on an areawide basis. This type of zoning is characterized by being comprehensive in nature and by dealing with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interest within the County" (KCC.20.0.303). Area Zoning, unlike an individual reclassification, involves many separate properties under various ownerships. Area zoning applies a variety of zoning classifications to express the County's comprehensive and community plan policies in zoning map form. The Area Zoning must also be consistent with the King County Comprehensive Plan (Ord. 717, Section 3(a)).

II. Reader Assistance

Included in this report are:

1. Introduction

The introduction defines area zoning, and describes its relationship to the Snoqualmie Valley Community Plan.

2. Plan Summary

This section contains a summary of the Snoqualmie Valley Community Plan.

3. Area Zoning Highlights

This section generally describes the major zoning changes in the Snoqualmie Valley community planning area. There is also a discussion on the major land use concepts in the community plan.

4. Areawide P-Suffix Conditions

This section contains development conditions which apply to a number of properties throughout the planning area. The conditions address historic sites, erosion problem areas, stream corridor protection, laterally migrating rivers and forest practice permits. Areawide P-Suffix conditions are not noted on the Zoning Maps in this document, but are coded for individual properties in the King County Building and Land Development Situs Data Base. Section V, Areawide P-Suffix conditions list the abbreviations used in this file.

5. Area Zoning Maps and Descriptions

A. An index to the zoning maps is located on page 63. The index depicts:

- 1) Sections, townships, and ranges for all land within the Snoqualmie Valley Community planning area.
- 2) Page numbers of this report where specific half-section zoning maps can be found. Each half-section within the Snoqualmie Valley community planning area is shown on a separate page at a scale of 1" = 600'.

B. Zoning maps that display:

- 1) Existing zoning
- 2) Zoning changes, displayed by an "X" through the previous zone, with the adopted zone shown. Zoning not crossed out by an "X" has been re-adopted.

NOTE: The maps in the report are copies of the official zoning map which are a part of this Area Zoning. The official maps are at a scale of 1" = 200' and may be reviewed at the King County Building and Land Development Division.

- 3) Explanations of zoning changes:

A descriptive paragraph or paragraphs precede the zoning maps containing changes. These paragraphs describe the nature of the zone change. Applicable Snoqualmie Valley Community Plan policies are cited.

- 4) Explanation of P-Suffix conditions:

The P-suffix following a zone classification indicates a requirement that development in a specific area may proceed only after obtaining site plan approval (K.C.C. 21.46.150-200). For example, RM-2400-P is shown on a County zoning map to indicate that all multifamily development at that site would require site plan approval. This site plan approval requirement indicates that a property is conditionally suitable for a use as indicated by the zone classification, provided it is developed in accordance with guidelines, performance standards, permitted uses, or other requirements contained in the area zoning or a previous reclassification approval.

These may include special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, sign controls, height regulations, or limitation of uses to assure compatibility with adjacent land uses and the community. Site plans are reviewed prior to the issuance of a building permit.

Areawide P-suffix conditions are not mapped on the Snoqualmie Area Zoning maps. They are delineated on areawide maps in the Snoqualmie Valley Community Plan. Information on individual parcels can be found in the King County Building and Land Development Situs Data Base.

III. Summary of The Snoqualmie Valley Community Plan

In 1985 the King County Comprehensive Plan was adopted, which designated the Snoqualmie Valley community planning area primarily for agriculture, forestry, rural residential development, and rural activity centers. In 1989, the King County Council adopted the Snoqualmie Valley Community Plan. The Snoqualmie Valley Community Plan reflects King County's long-range land use policies for the Snoqualmie Valley area. The community plan and area zoning provides policy direction to guide future land use decisions by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and all County Departments.

Following are the major themes of the Snoqualmie Valley Community Plan:

Protect the Water Quality of Snoqualmie River: River water quality is high and in many ways the river is the lifeblood of the valley. It has significant fishery, human, wildlife, and agricultural value, and must be treated as an irreplaceable resource. Technology and information exist for the public to live near and enjoy the river without degrading it. King County intends to ensure the protection through careful land use decisions and other water quality programs.

Invest in Flood Protection Measures: Currently the valley sustains an average of \$3 million dollars in flood damages annually. A variety of agencies spend public funds to provide relief from flood damages. King County intends to bring the various public agencies together to agree on a long term program to reduce flood damages. This program should be the basis of funding decisions by agencies with the goal of using taxpayer dollars wisely in the future.

Preserve Rural Areas, Resource Lands and Environmentally Sensitive Areas: The Snoqualmie Valley community planning area is designated a Rural Area by the King County Comprehensive Plan. The rural designation encourages the continuation of rural homesteads, small scale farming and forestry activities throughout the planning area. The designation of Resource Production Districts, by the Comprehensive Plan, helps protect valuable land for commercial farming and forestry. The existing rural character of the planning area will be maintained by low density residential requirements, and will be supported by a rural level of public services.

Promote the Economic Health of the Snoqualmie Valley Cities: The County will preserve and protect lands within its jurisdiction in coordination with efforts to advance the health, vitality, and self-determination of the rural towns. This plan designates future expansion areas for the towns and outlines the conditions under which King County will support annexations.

Keep the I-90 Corridor Scenic: King County intends to site and condition development to maintain the scenic nature of lands adjacent to I-90.

The major elements of the Snoqualmie Valley community planning area are summarized as follows:

Natural Features

The Snoqualmie Valley community planning area has numerous lakes, rivers, streams and wetlands which provide natural drainage, to the Snoqualmie River, wildlife habitat, and recreational opportunities for County residents. The water quality of this aquatic system is presently very high, and maintaining this water quality is one of the main goals of the Snoqualmie Valley Community Plan.

The community plan states that King County will support a baseline water quality study of the Snoqualmie River and its tributaries. Following this baseline water quality study the plan recommends that other studies should also be conducted to address cumulative impacts of development on the river water quality and develop methods of controlling these impacts.

The flood plain of the Snoqualmie River is a major physical feature in the planning area. Damages to property and threat to life increase as flood plain lands are developed into urban uses. The towns of Carnation and North Bend have lands within the flood plain, and the City of Snoqualmie has a majority of its land within the flood plain of the Snoqualmie River. The community plan recommends that flood damage reduction programs be pursued. The community plan also contains policies and development conditions that address the area's numerous wetlands, streams, and steep and erosive slopes.

Resource Lands

Resource lands in the planning area include forests, farm lands and extractive operations. These resources support industries that are an important part of the area's economy, providing jobs and products for local and regional use. Forests and farm lands also provide other values such as open space, scenic views, and wildlife habitat. Because of their economic, cultural, and open space benefits, resource lands form a major element in the development pattern envisioned for the planning area. To support these resources and to limit potential conflicts with incompatible land uses, the King County Comprehensive Plan designated some of the most productive resource lands as King County Forest and Agricultural Production Districts (see Community Plan Map, King County Comprehensive Plan Designations). The preferred land uses within these districts is long-term commercial resource management.

The Snoqualmie Agricultural Production District encompasses most of the flood plain of the Snoqualmie River, and includes all the property for which development rights were purchased under King County's Farm Preservation Program. The Snoqualmie Forest Production District encompasses about 75% of the lands within the Snoqualmie Valley community planning area.

At the time of this community plan's development there was one quarry operating under the Quarry and Mining zone and four gravel pits operating under a County approved unclassified use permit. There were several other quarries considered to be legal non-conforming land uses. The community plan provides that new or existing non-conforming quarry or mining sites may apply for rezones or unclassified use permits. Proposals, however, must comply with applicable King County Comprehensive Plan and Snoqualmie Valley Community Plan policies before subsequent approvals can be expected.

Rural Residential Development

The King County Comprehensive Plan designated portions of the community planning area as Rural Areas (see Community Plan Map, King County Comprehensive Plan Designations). The Rural Area designation allows low residential densities in this area. The Snoqualmie Valley Community Plan and Area Zoning implement this rural designation in the following ways.

A density of one home per 5 acres is applied to areas where there is a prevailing platting pattern of five acres or more and where there is a minimum of environmental hazards. This density will help maintain the existing low density residential character of the planning area.

A density of one home per 2.5 acres is applied to areas where there is a prevailing lot size pattern of less than five acres, and where soil conditions are able to handle the long-term impacts of on-site sewage disposal. These 2.5 acre density areas are found around Lake Joy, Lake Margaret and Lake Marcell, the Spring Glen area, upper and lower Preston, and in the River Bend - Wilderness Rim areas.

A density of one home per 10 acres is applied adjacent to Resource Production District boundary lines. Conflicts between residential uses and commercial forestry/farming land uses are inevitable. Farmers often experience harassment of livestock, public trespass, crop and fence destruction; neighbors are sometimes intolerant of farm smells, noises, and chemical uses. Forest managers experience similar problems with trespass, and crop or machine damages. In addition, commercial forest practices such as spraying, slash burning and truck traffic often have a negative impact on adjacent residential land uses. By reducing new residential development densities adjacent to these districts the potential for conflicts is also reduced.

A density of one home per 10 acres is also designated on lands that are environmentally sensitive (i.e., steep slopes and flood plains). This density on sensitive slopes will reduce the amount of land clearing and impervious surfaces associated with residential development. These densities can be found along the Snoqualmie Valley slopes, on steep slope areas such as those found on Mitchell Hill and the Lake Alice Plateau, and along the Resource District boundary line. Low residential densities on flood plains reduces the potential for damage to life and property caused by yearly flooding.

Existing lots legally created before the effective date of this Area Zoning can still be built upon if they meet building code and Health Department requirements (see Community Plan Appendix F).

Individual lot sizes may be reduced by grouping lots while leaving large undeveloped permanent open spaces called "rural open tracts" surrounding home sites. These rural open tracts may include environmentally sensitive areas or resource lands and may be used for agriculture, forestry or open space. Clustering home sites can be used to help preserve or enhance natural features such as wetlands, scenic corridors and open spaces. The average density of a clustered development cannot exceed that allowed by the rural zone in which the property is located unless the bonus density cluster development system is used. The bonus density system allows developers of rural subdivisions within certain 5-acre zoned areas to increase residential densities in return for certain public benefits. The purpose of a bonus density cluster development system is to secure public benefits beyond what is required by County regulations for preservation of rural character and quality of life. The bonus system allows for incremental increases in density to a maximum of one home per 2.5 acres (K.C.C. 21.21A.090).

Rural Activity Centers And Rural Neighborhood Centers

The incorporated towns of Duvall, Carnation, Snoqualmie and North Bend, and the unincorporated town of Fall City, are designated as Rural Activity Centers (see Community Plan Map, King County

Comprehensive Plan Designations). The King County Comprehensive Plan designates Rural Activity Centers as the centers of employment, retail and professional services, and as the locations for higher density residential development not otherwise allowed in Rural Areas.

The King County Comprehensive Plan directs the Snoqualmie Valley Community Plan to establish realistic areas for expansion of the Rural Activity Centers. The Snoqualmie Valley Plan has identified "potential expansion areas" that the towns may expand into through annexations. These potential expansion area designations alert government decision makers and property owners that King County would be supportive of annexations within these areas, provided the policies and guidelines of the Snoqualmie Valley Community Plan and King County Comprehensive Plan are met. Potential expansion areas will remain in rural land uses until annexed by the appropriate Rural Activity Center.

The established expansion areas are of sufficient size to accommodate population growth for each of the incorporated Rural Activity Centers well into the next century. To promote orderly growth of each town, "area one" and "area two" expansion areas are designated. "Area one" can accommodate the low end population projections for each of the Rural Activity Centers to the year 2000. "Area two" expansion areas provide capacity for high growth projections well beyond the year 2000, and also allow the Rural Activity Centers to set long range goals for land uses, utility expansions, and transportation planning. The valley towns of Carnation and Fall City have only one expansion area which would fulfill both short term and long term growth needs.

The Comprehensive Plan defines Rural Neighborhood Centers as very small shopping areas offering limited goods and services to rural residents. Within the planning area the Snoqualmie Valley Community Plan identified two Rural Neighborhood Centers: they are the small store adjacent to the Preston Mill and the Stillwater Store. Due to the low population densities planned for Rural Areas and the lack of public services, these two Rural Neighborhood Centers are not expected or encouraged to expand.

Utilities

Municipal water systems are the preferred water service providers in Rural Activity Centers and their agreed upon expansion areas. Water associations, districts or private water systems are preferred in the rural residential areas. On-site long-term sewage disposal systems are the preferred method for waste water disposal in Rural Areas. Public sewers are the preferred method of disposal within Rural Activity Centers.

Historic Sites And Areas

The Snoqualmie Valley community planning area has a rich historic background, and is part of the traditional and current homeland of the Snoqualmie Tribe. One of the goals of the community plan is to help promote historic and archaeological preservation in the planning area. Preservation of heritage sites maintains aesthetic and cultural diversity and provides continuity with the area's past. The plan encourages the preservation, restoration, and adaptive re-use of historic, archaeological and cultural character of the existing community. There are 112 sites or areas on King County's Office of Historic Preservation's Inventory of History Sites.

The presence of the Snoqualmie Tribe in the planning area is important to the planning area's history and cultural diversity. The plan recommends those sites considered by the Tribe as being historically and culturally important should be included in King County's Inventory of Historic Sites for possible designation to local and/or national registers of historic places.

The plan also supports the community of Preston in its efforts to achieve a "Community Landmark" designation. Preston has its beginnings in the area's early lumber industry, and the community grew around the Preston sawmill. The mill has been in business, off and on, since 1886 and is presently in full operation. Early settlers were Swedish and many of their structures, such as the Swedish Baptist Church, the Preston Cemetery, and various mill worker homes are still in use. Many descendants of the original families which settled Preston still live in the community.

Transportation

The existing arterial system in the planning area is adequate to handle the traffic volumes expected to be generated by the new development projected for the planning area. The community plan recommends priority status be given to projects that address operational and safety improvements to the existing road system.

The recommended transportation projects discussed in the community plan will be used in developing the County's Capital Improvements Program and Six Year Road Planning Program. There are 74 recommended transportation projects for the planning area and they focus on improvements for roads, pedestrians, bicycles, equestrians, transit/ridesharing, bridges, and intersections.

Parks, Recreation and Open Space

The community plan recommends that King County should give high priority to the improvement and maintenance of existing County neighborhood and community parks and focus County resources on lands which add to the regional recreational draw of the planning area. The plan recommends that if King County begins any new recreational development, it should focus around regional activities such as hiking, camping, bicycling, horseback riding, and river activities.

Recreational trails in the planning area are one of the biggest recreational attractors of people to the planning area. A number of trail projects are recommended by the plan:

- o Snoqualmie Valley Trail
- o Preston to Snoqualmie Trail
- o Tolt Pipeline Trail

The plan also recommends the establishment of a secondary or a localized system of trails often used by local equestrians, bicycles and pedestrians. Certain County roads are recommended to be signed and road shoulders widened to accommodate trail users. Additional trails may be obtained by means of easements or dedication of rights-of-way during the County's development review of subdivisions, and short subdivisions. Volunteer user groups can obtain agreements from property owners to use informal trails across private property or along utility corridors. These groups have and should continue to provide trail maintenance on a voluntary basis.

The planning area's rivers and streams are also considered as water trails by the community plan. These rivers are popular with boaters, swimmers, kayakers, and fishermen. The plan emphasizes the need for more public river access points and a long effort to protect the river water quality.

IV. Area Zoning Highlights

This Section describes the major zones of the Snoqualmie Valley Community Plan, and Area Zoning and discusses the policies on which these zones are based. Rural Activity Centers and their potential expansion areas are also explained. Zoning for all individual properties is shown on the zoning maps in the Adopted Zoning Maps Section of this document.

Rural Residential Areas

The King County Comprehensive Plan designates much of the Snoqualmie Valley community planning area as a Rural Area. Rural residential zoning of one home per 2.5, 5 and 10 acres is used in rural residential areas based on the policies listed below.

1. AR-2.5 (Rural Area, one home per 2.5 acres).

This zoning category implements the following Snoqualmie Valley Community Plan policy:

SQP 46 In unincorporated areas, a density of one home per 2.5 acres shall be applied to areas where the prevailing lot size is less than five acres, where the soils can absorb the cumulative impacts of on-site sewage disposal of these densities without damage to ground water resources, where a public water supply is available, and where no other land use constraints or resources exist on site or nearby which would benefit from lesser density.

2. AR-5 (Rural Area, one home per 5 acres)

This zoning designation is the predominant rural residential zone and implements the following Snoqualmie Valley Community Plan policy:

SQP 45 In unincorporated areas, a density of one home per 5 acres shall be applied to areas where there is an existing platting pattern of 5 acre lots or larger, where there are a minimum of environmental hazards or other land use constraints and where resources do not exist on site or nearby which would benefit from lesser density.

3. AR-5-P (One home per five acres with P-Suffix)

This zoning designation was applied on property where some sensitive areas exist based on the following policy.

SQP 48 To minimize the risk to public safety and reduce the potential for property damage, the following environmentally sensitive areas shall be designated one home per 10 acres.

- A. Floodways and floodfringe areas (flood plains),
- B. Class III landslide hazard areas,
- C. Slopes of a grade of 40% or more,
- D. Unique/outstanding or significant wetlands,
- E. Lands with erosion hazards or a combination of seismic and erosion hazards.

The P-suffix condition attached to this zoning designation requires a site plan review process to determine the boundary of sensitive areas as defined in the 1987 King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acre density is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire parcel is a mapped sensitive area.

4. AR-10 (Rural Area, one home per 10 acres).

This zoning designation implements the following Snoqualmie Valley Community Plan policies:

SQP 47 To protect critical resource lands, discourage the conversion of established agricultural and forest production districts, limit the potential for land use conflicts along their borders, and recognize existing lot sizes of 10 acres or more; new residential development along resource district boundaries is limited to densities of one home per 10 acres. New residential development should be sited to increase the distance between resource and residential land uses.

SQP 48 To minimize the risk to public safety and reduce the potential for property damage, the following environmentally sensitive areas shall be designated one home per 10 acres.

- A. Floodways and floodfringe areas (flood plains),
- B. Class III landslide hazard areas,
- C. Slopes of a grade of 40% or more,
- D. Unique/outstanding or significant wetlands,
- E. Lands with erosion hazards or a combination of seismic and erosion hazards.

Bonus Density Cluster Development

The KCCP provides an opportunity in AR-5 (one home per 5 acres) zoned areas to increase residential densities to a maximum of one home per 2.5 acres, provided certain public benefits are realized. Bonus density cluster development must be consistent with King County Comprehensive Plan Policy R-217, and the following Snoqualmie Valley Community Plan policies:

- SQP 50** **Bonus density cluster development is available in AR-5 zoned areas except erosion problem areas, AR-5-P areas and the northern Cherry Valley.**
- SQP 51** **Density bonuses may be awarded for the following benefits where the applicant for density bonuses permanently covenants to the County any rights to develop the subject land above the density awarded, and sites all buildable lots to minimally impact resource lands, environment features and viewsheds.**

The Rural Density Bonus System allows for incremental increases in the site density up to a maximum of one home per 2.5 acres. For parcels over 40 acres, the system is applied separately for each 40 acre cell. For example, if a rural cluster subdivision is proposed for a property crossed by a stream such as Boxley Creek, and the developer provides a stream corridor buffer at least 100% wider than existing guidelines require, the subdivision may be approved at a residential density of one home per 4.75 acres, instead of the one home per 5 acre density. Should this same developer also restore a degraded "critical" stream, the required area per dwelling unit may be further reduced to one home per 4.25 acres. In no case can density exceed one home per 2.5 acres in the rural area. The following table shows public benefits and the corresponding reduction in required lot area per dwelling unit that could result. By subtracting the listed Reduction of Required Lot Area Per Unit for each benefit provided, overall site density can be calculated. For sites over 40 acres, benefits must be provided separately within 40 acre cells to receive a reduction in the required density. This is to ensure consistent application of the Rural Density Bonus System for both small and large parcels of land.

SNOQUALMIE RURAL DENSITY BONUS SYSTEM

<u>Benefit</u>	<u>Bonus</u> (Reduction of required lot area per unit)
A. <u>Natural Systems</u>	
- Enter into an agreement with King County Surface Water Management, and construct and dedicate to King County a regional surface water retention/detention facility.	.50 acre
- Restore a fish-bearing stream or tributary, which has been degraded as defined by Building and Land Development (BALD) staff, to fully natural conditions as part of the property development plan in accordance with the requirements of an Hydraulic Project Approval (HPA) from the Washington State Department of Wildlife and covenant not to degrade stream after its improvement in accordance with the above.	.50 acre

- Provide a stream corridor buffer as a Native Growth Protection Easement which is 100% wider than required by the Snoqualmie Valley Community Area Zoning or King County Zoning Code (or 50' on either side, whichever is greater) and which also includes any riparian habitat identified by agencies with expertise such as King County Resource Planning or BALD sensitive area staff. .25 acre

B. Open Space

- Provide a rural open tract certified as suitable for inclusion in the open space system. The parcel shall be dedicated to and accepted by King County based on a recommendation from the Parks and Natural Resources Division Manager, or to another organization which is legally responsible for management of the tract for open space purposes. Any environmentally sensitive lands such as floodways, 40% or steeper slopes, Class III landslide area and wetlands rated Unique or Outstanding shall be included in the base density but not in the bonus density calculations. .25 acre
- Provide a rural open space tract (to be dedicated to King County, a homeowner's association, or retained by the developer) which includes all Class I and II wetlands, and a 20 foot wide undisturbed buffer extended from the defined wetland edge. .50 acre
- Provide at least 60% of the site as a rural open tract permanently committed to and managed for agriculture or growing and harvesting timber. .25 acre

C. Trails

- Assure permanent public access to existing pedestrian/equestrian trails on the site. .25 acre
- Construct to County standards new public pedestrian and/or equestrian trails on the site. The trails shall be dedicated to and accepted by King County based on a recommendation from the Parks and Natural Resources Division Manager, or dedicated to another organization which will be responsible for management of the trail. The trails shall connect with other public access corridors. .50 acre

D. Density Calculation Rules

1. In no case shall average density exceed one building lot per 2.5 acres of site area. Site area shall be calculated net of public road right-of-way dedications except as allowed by K.C.C. Title 19, and of unbuildable land not designated part of the King County Open Space System.
2. For project sites of 40 acres or less, the bonus density bonus earned by providing a listed benefit shall be calculated by reducing the required lot area per dwelling unit by the amount specified in subsections A, B and C of this section.

3. For project sites of over 40 acres, the calculations in subsection 2 shall be applied to each 40-acre portion of the site (or fraction thereof) which contains the land dedication or facility by which the bonus is earned. Bonus lots so earned may be located anywhere on-site.
4. The calculations above shall be used to calculate maximum zoned density earned through the bonus system. Actual density achieved in this subdivision shall be governed by compliance with road, sanitation, surface water management, and all other applicable development standards.

Incorporated Rural Activity Centers And Their Potential Expansion Areas

The King County Comprehensive Plan (KCCP) identified five Rural Activity Centers in the Snoqualmie Valley community planning area, Duvall, Carnation, Fall City, Snoqualmie and North Bend (see Snoqualmie Valley Community Plan Map, King County Comprehensive Plan Designations). The KCCP defines Rural Activity Centers as towns within the Rural Areas of the County where appropriately scaled commercial/industrial growth and higher density housing will locate. The KCCP also directs the community plan to work with the Rural Activity Centers to establish realistic areas for expansion of the towns through annexations, and to ensure the provision of necessary services.

The following maps show the expansion areas and the zoning within the expansion areas for the four incorporated Rural Activity Centers of Duvall, Carnation, Snoqualmie, and North Bend (Fall City is unincorporated and will be discussed later in this section). The following policies will guide land use decisions within the potential expansion areas.

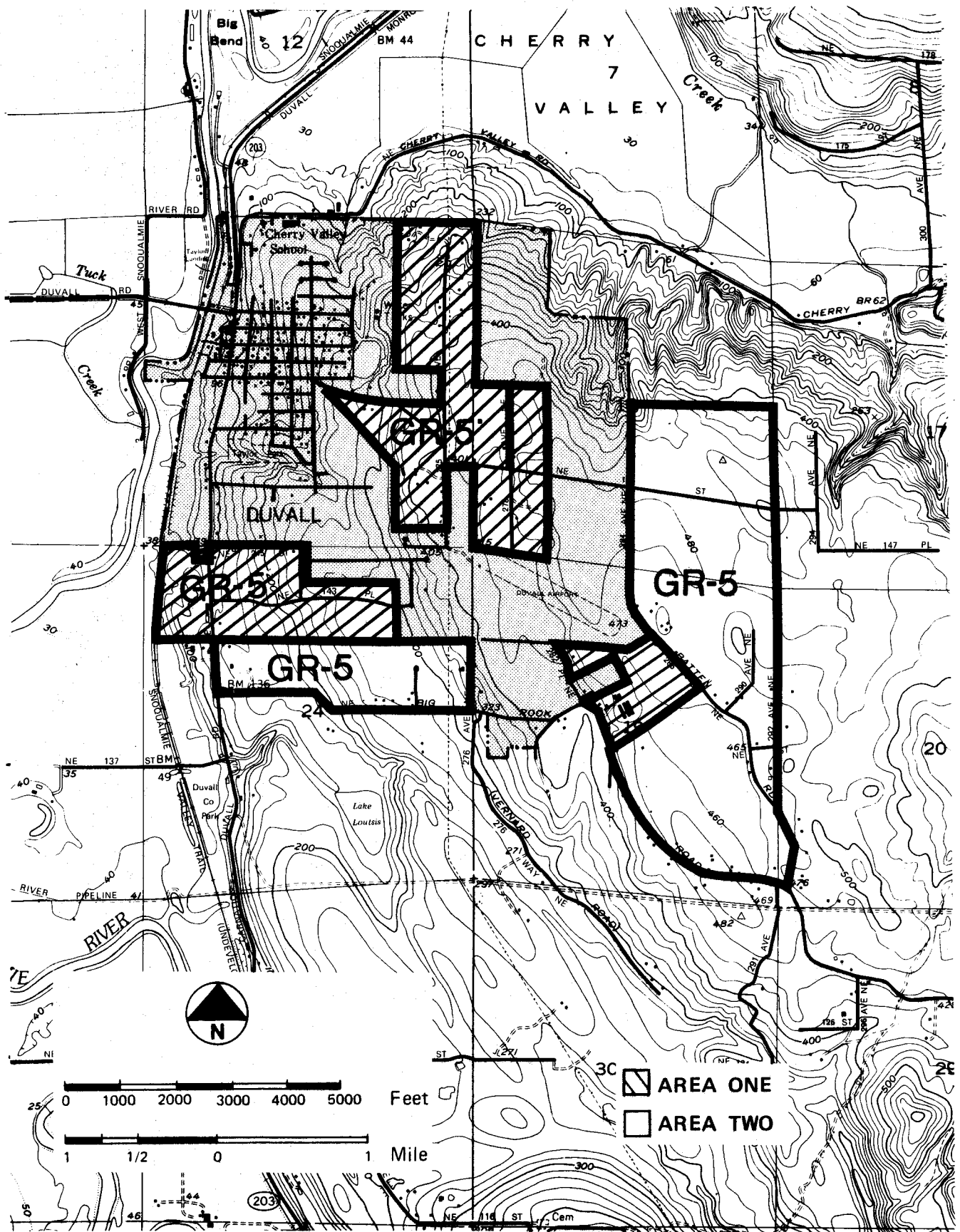
SQP 53 King County will consider land within expansion areas appropriate for annexation to the specified rural activity centers and shall support annexations of these lands where the annexation requests meet criteria specified in this plan. King County shall oppose annexation requests for lands outside the expansion areas or if the criteria in the plan have not been satisfied.

SQP 55 Designated expansion areas represent the long-term boundaries of the rural activity centers in the Snoqualmie Valley community planning area. Lands outside of expansion areas should be considered permanently rural and not appropriate for annexation.

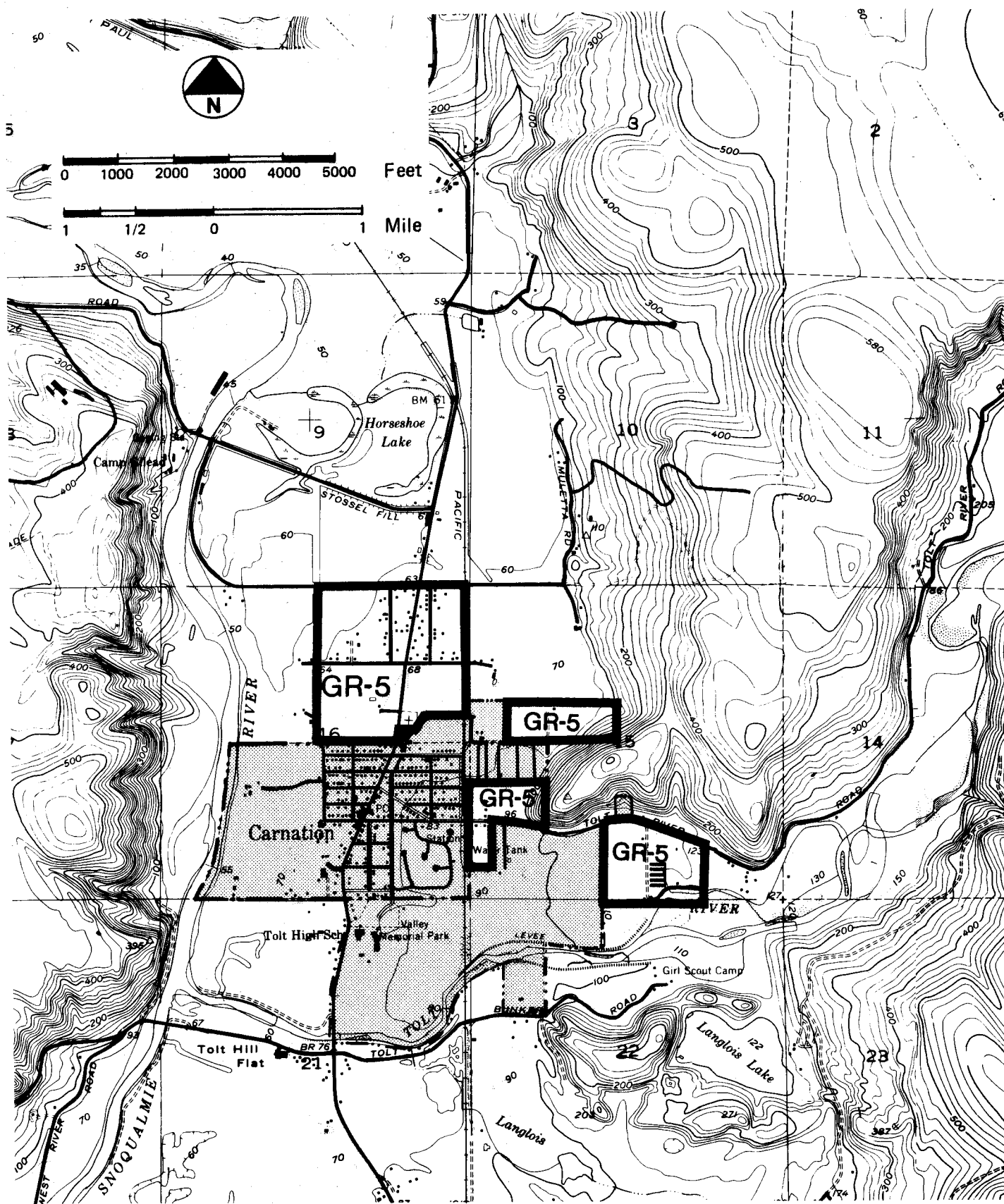
The designated expansion areas contain enough land for growth of the Rural Activity Centers well into the next century. Future development at higher densities, or redevelopment of existing marginally used land would allow for additional growth. Careful annexation and development of expansion areas will ensure the continued economic vitality of the Rural Activity Centers. The lands surrounding the Rural Activity Centers and their expansion areas should be considered to be permanently rural.

SQP 56 To provide for growth of each Rural Activity Center at the lowest public cost, areas adjacent to the Rural Activity Center are designated as expansion area one. To ensure enough land is available to accommodate long range growth, an expansion area two is also designated for each rural activity center.

This policy encourages Rural Activity Centers to phase growth outwards to avoid costly leap frog land use patterns. Expansion area one can easily accommodate the low end Rural Activity Center population projections for the year 2000. Expansion area two provides enough land to accommodate the Rural Activity Center population projections for well beyond the year 2000.

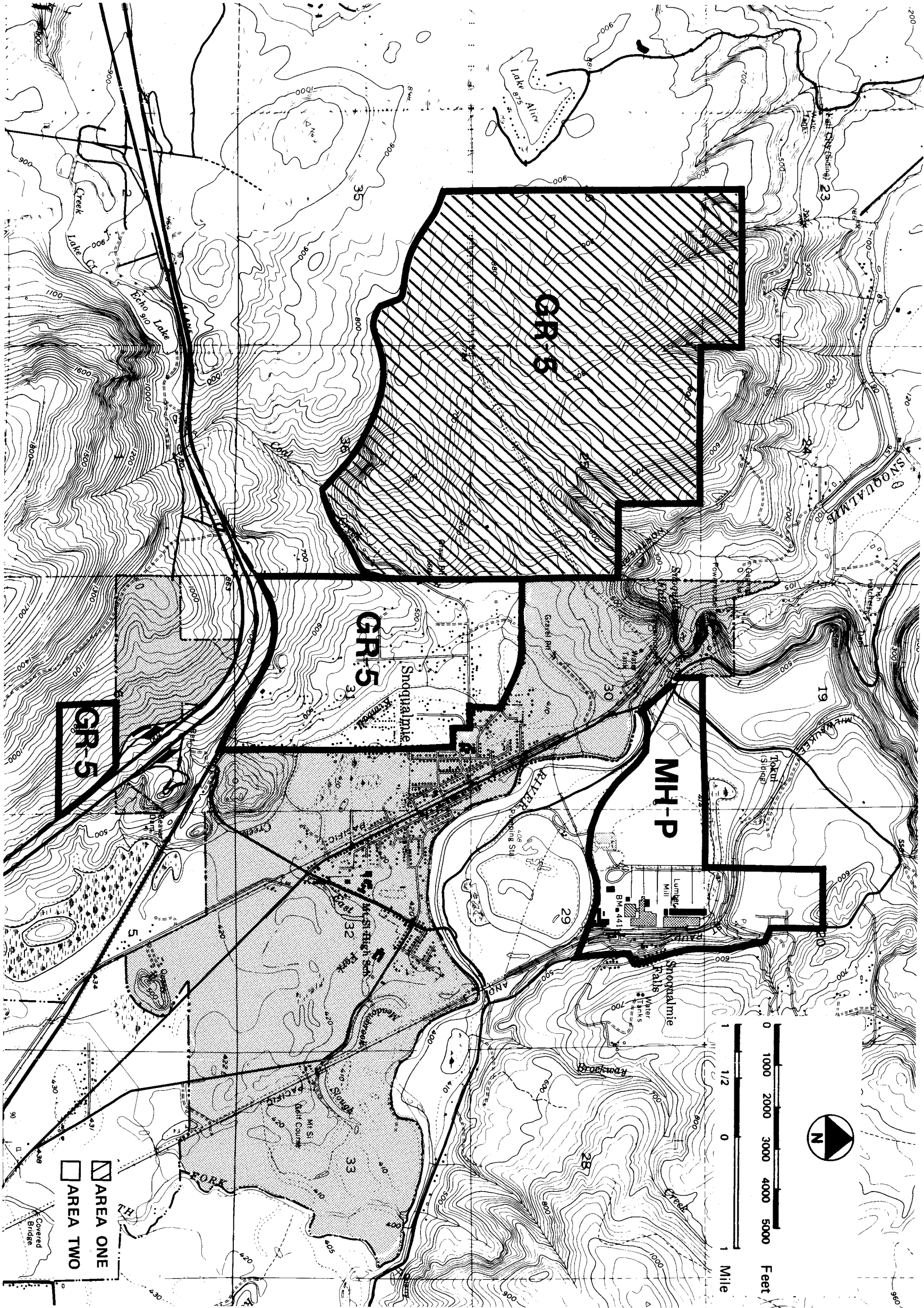


ADOPTED ZONING FOR DUVALL'S EXPANSION AREA



ADOPTED ZONING FOR CARNATION'S EXPANSION AREA

ADOPTED ZONING FOR SNOQUALMIE'S EXPANSION AREA



SQP 57

Until expansion areas are annexed, zoning for the expansion area shall be growth reserve at 2.5, or 5 acre densities with the exception of the existing commercial/industrial area in the SE North Bend Way expansion area, and the existing industrial area in the Snoqualmie expansion area.

Lands within potential expansion areas can be developed in a clustered pattern until annexed by the adjacent Rural Activity Center. While in unincorporated King County, land uses within the potential expansion area will be limited to those uses and residential densities allowed under the Growth Reserve zone classification. Lands within potential expansion areas will have these GR zone classifications with appropriate density suffixes (see Chapter V, Rural Activity Centers and Rural Neighborhood Centers, of the Snoqualmie Valley Community Plan for further details on expansion areas).

Unincorporated Rural Activity Center: Fall City

Fall City is the only unincorporated Rural Activity Center in the Snoqualmie Valley community planning area. Because of this RAC designation, Fall City will be the location for the more intensive urban residential, and retail/commercial development not otherwise allowed in the rural residential portions of the planning area. However, because Fall City is unincorporated, there is no jurisdictional boundary to identify where the urban area ends and the rural area begins. The community plan's land use designations and the area zoning's zone classifications will define Fall City's Rural Activity Center boundaries (see Area Zoning Maps, Fall City: Rural Activity Center Zoning and Downtown Fall City Zoning).

New commercial and multifamily development in downtown Fall City will require sewers and an upgrading of the roads serving this center. Businesses can help upgrade roads through the formation of a Road Improvement District (RID). An RID can be formed by the property owners in a proposed district by submitting a petition to the County Council.

An RID provides a method for property owners through cooperative financial arrangements with other property owners to obtain road, lighting and pedestrian improvements in their area. King County's Department of Public Works is responsible for design, plans preparation and specifications, bid advertisement, contract awards, construction, supervision and utilities coordination. All rights-of-way needed for the project must belong to King County prior to construction. The cost of the project is estimated by King County and computed to be fairly shared by those benefiting. If a Fall City RID is formed, King County and the Washington State Department of Transportation will work closely with Fall City businesses to help coordinate and fund this program.

Fall City road improvement projects should include the following:

- o Provide angle parking, curb, gutter and sidewalks along businesses on SR-202 from 333rd Avenue Southeast to Preston-Fall City Road.
- o Reconstruct Southeast 43rd Street with landscaping, lighting, parking and sidewalks. Landscaping should be designed to buffer and limit view of potential commercial development from residential property.
- o Upgrade and reconstruct 340th Place Southeast and 341st Place Southeast to commercial standards to provide access to the existing commercial zone property.
- o Provide improved circulation by realigning the intersection at Preston-Fall City Road and Southeast 43rd Street.
- o Install signal at SR-202 and Preston-Fall City Road, when it meets signal warrants.

At the time of this plan's publication, Fall City is undergoing a study to examine alternative methods and locations for wastewater treatment. A public treatment system could be in place two to three years from the publication of this plan. New commercial or multifamily development, expansion of existing businesses, and high density single family development cannot occur without public wastewater treatment.

The potentially zoned business areas proposed by the plan are made up of city blocks of about 1/2 acre to an acre in size. The advantages associated with these areas as potential business locations include: 1) growth that is contiguous with existing commercial area; 2) opportunities to combine and redevelop individual properties; 3) good service access from the alley; and 4) good access from adjacent arterials. The potentially zoned multifamily area also has the same general redevelopment advantages as the potential business area.

The major Fall City zoning designations and the Snoqualmie Valley Community Plan policies they implement are described below.

1. **SR Potential RD-3600-P (Suburban Residential Potential Low Density Multiple Dwelling).**

The following conditions shall be met before actualizing the potential zone:

- o Public sewers shall be available to serve the development.

The following P-Suffix condition shall apply:

- o As property is developed applicants will be required to participate in upgrading roadways to commercial standards.

This zone designation implements the following Snoqualmie Valley Community Plan policy:

SQP 90 Low density multifamily development in Fall City may occur when adequate public services are available.

2. **RD-3600 (Low Density Multiple Dwelling).**

This zone designation implements the following Snoqualmie Valley Community Plan policy:

SQP 90 Low density multifamily development in Fall City may occur when adequate public services are available.

The purpose of this zone designation is to recognize the existing mobile home park in Fall City. It also reinforces Fall City as a Rural Activity center by allowing low density multifamily development in this area at a scale and character consistent with the surrounding area.

3. **SR Potential CG-P (Suburban Residential Potential General Commercial) and RM-900 Potential C-G-P (Maximum Density Multiple Dwelling Potential General Commercial)**

The following conditions shall be met before actualizing the potential zone:

- o Public sewers shall be available to serve the development.

able, property owners in the 2.5 acre area may rezone their properties to single family residential densities of up to eight homes per acre without an amendment to the Snoqualmie Valley Community Plan.

Existing Commercial/Industrial Area Of S.E. North Bend Way

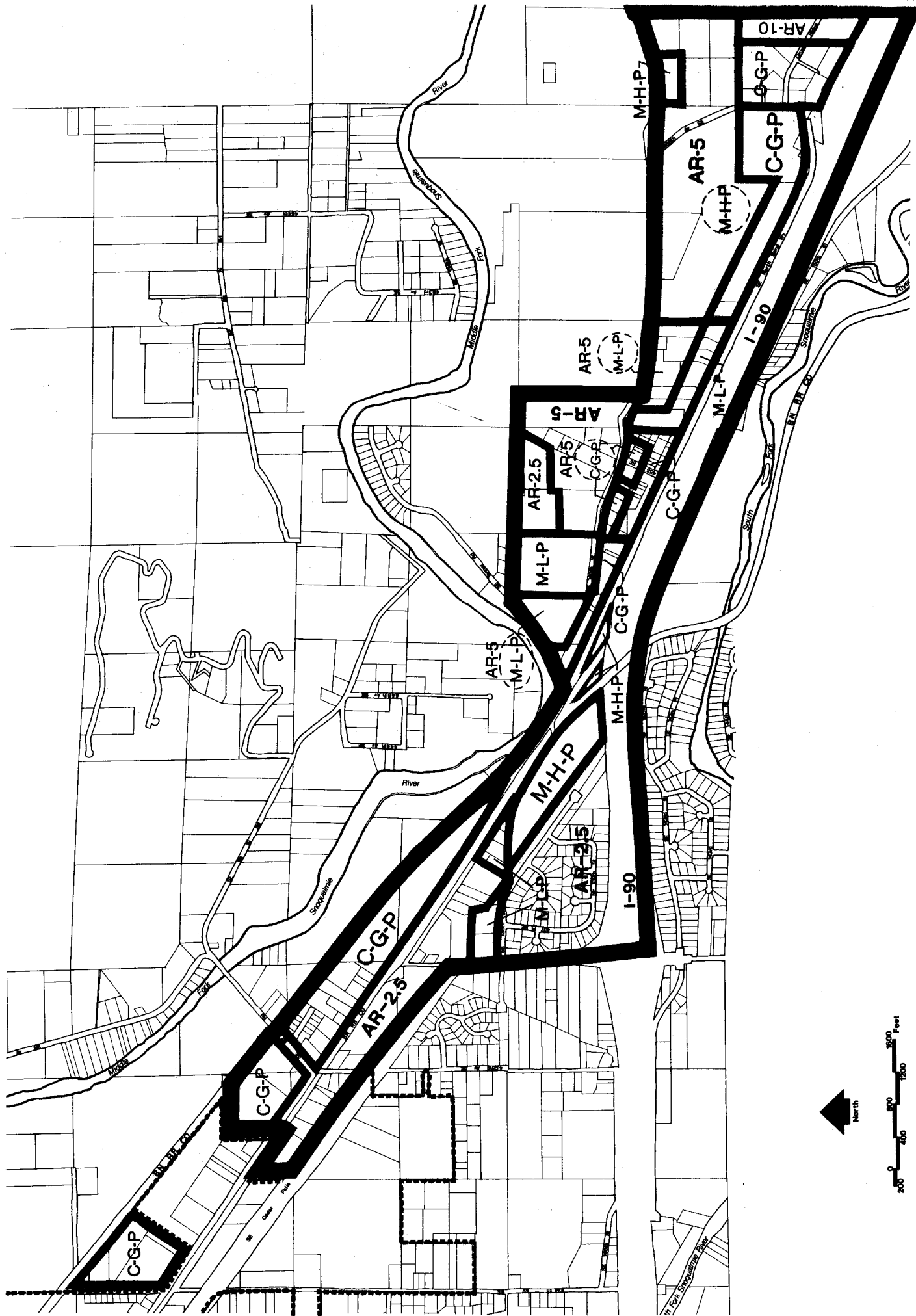
S.E. North Bend Way refers to an area located between the North Bend city limits and the Edgewick Interchange, bounded on the north by the railroad right-of-way and S.E. 140th Street and S.E. North Bend Way to the south. This area's land use pattern was influenced by its fronting on old U.S. Highway 10. When Interstate 90 by-passed this area, and relocated just to the south, the area retained its retail/general commercial land use designation. Since then, the S.E. North Bend Way corridor has played a support role for the resource-based industries in the planning area. Processing of raw materials, truck repair, distribution and shipping, and highway related services are among the uses currently located here. Some of the commercial and industrial land uses accommodated here are incompatible with the retail and high density residential areas of North Bend proper. North Bend's main retail area is its downtown, and the city wishes to concentrate retail uses there.

The Snoqualmie Valley Community Plan recognizes the role this area plays and has included it as part of North Bend's expansion area. The plan maintains the area's support role with appropriate non-retail commercial and industrial zoning (see Area Zoning Map, SE North Bend Way Zoning).

Some of the commercial and industrial property along North Bend Way is adjacent to rural residential and resource uses. To allow for adequate buffering between these different uses, the following screening matrix applies to all outright and potentially zoned BN, C-G, M-L and M-H properties. The commercial screening matrix is applicable throughout the Snoqualmie planning area wherever these zones occur. The landscape types listed are defined in King County Code 21.51, Landscaping and Screening.

	Commercial Screening Matrix				
	B-N	C-G	M-L	M-P	M-H
A-R Zoning	Type I 30' depth	Type I 30' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth
F or A Zoning	Type I 30' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth	Type I 50' depth

The major Southeast North Bend Way zoning designations and the Snoqualmie Valley Community Plan policies they implement are described below.



ADOPTED ZONING FOR SOUTHEAST NORTH BEND WAY

1. **CG-P (General Commercial, P-Suffix)**

For the CG-P zone bounded by Southeast North Bend Way and the Burlington-Northern Railroad Right-of-Way, the following P-Suffix conditions shall apply:

- o All uses of the CG zone are permitted except retail enterprises dispensing food.
- o Business signs are limited to those required under the BN (Neighborhood Business) zone classification. Any ground supported sign shall not exceed five feet in height.
- o Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.

This zone designation implements the following Snoqualmie Valley Community Plan policy:

SQP 83 Only non-retail commercial development shall be allowed in the area bounded by Southeast North Bend Way and the Burlington-Northern railroad right-of-way. King County supports the existing North Bend downtown as the primary retail business area.

2. **CG-P (General Commercial, P-Suffix)**

For the additional CG-P zoned properties between Tanner and the Edgewick Interchange, the following P-Suffix conditions shall apply:

- o All uses of the CG zone are permitted except retail enterprises dispensing food.
- o Business signs are limited to those required under the BN (Neighborhood Business) zone classification. Any ground supported sign shall not exceed five feet in height.
- o Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- o Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.

This zone change implements the following Snoqualmie Valley Community Plan policy:

SQP 84 The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.

3. **AR-5 Potential CG-P (Rural Area one home per 5 acres. Potential General Commercial P-Suffix)**

The following P-Suffix conditions shall apply:

- o All uses of the CG zone are permitted except retail enterprises dispensing food.
- o Business signs are limited to those required under the BN zone classification. Any ground supported sign shall not exceed five feet in height.
- o Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- o Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.
- o At the time of site plan review the County may require additional right-of-way along S.E. 140th Street.
- o At the time of site plan review the County may require additional right-of-way to provide new roadways connecting S.E. North Bend Way and S.E. 140th Street.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 84 The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.

4. **ML-P (Light Manufacturing, P-Suffix).**

The following P-Suffix conditions shall apply:

- o Site Plan and environmental review process are required to determine the appropriateness of the use and its compatibility with surrounding rural uses. The environmental review process must evaluate the overall appropriateness of the use and its impacts to the rural area, including visual

Impacts, scale of the proposal and impacts to sensitive areas. Mitigation will be required to offset impacts. Unavoidable adverse impacts may result in project denial.

- o All uses will be evaluated for impacts to ground water quality.
- o Business signs are limited to those required under the BN (Neighborhood Business) zone classification. Any ground supported sign shall not exceed five feet in height.
- o Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where ML zoned properties abut rural or resource lands.
- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- o Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 84 **The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.**

5. **AR-5 Potential ML-P (Rural Area, one home per 5 acres Potential Light Manufacturing, P-Suffix).**

The following P-Suffix conditions shall apply:

- o Site Plan and environmental review process are required to determine the appropriateness of the use and its compatibility with surrounding rural uses. The environmental review process must evaluate the overall appropriateness of the use and its impacts to the rural area, including visual impacts, scale of the proposal and impacts to sensitive areas. Mitigation will be required to offset impacts. Unavoidable adverse impacts may result in project denial.
- o All uses will be evaluated for impacts to ground water quality.
- o Business signs consistent with those required in a BN (Neighborhood Business) zone shall apply. Any ground supported sign shall not exceed five feet in height.
- o Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where ML zoned properties abut rural or resource lands.

- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- o Primary access to the property shall be from S.E. North Bend Way. S.E. 140th Street should only be used for secondary access purposes.
- o At the time of site plan review the County may require additional right-of-way along S.E. 140th Street.
- o At the time of site plan review the County may require additional right-of-way to provide new roadways connecting S.E. North Bend Way and S.E. 140th Street.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 84 **The area between Tanner and the Edgewick Interchange, south of Southeast 140th and north of I-90, is appropriate for non-retail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not require sewers, do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development.**

6. **CG-P (General Commercial, P-Suffix).**

For the CG-P zoned properties near the Edgewick Interchange, the following P-Suffix conditions shall apply:

- o Commercial uses shall be limited to highway oriented services for the traveling public.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where CG zoned properties abut rural or resource lands.
- o Structures shall not exceed two stories in height.
- o Utilities shall be underground.
- o Lighting of parking areas, signs and building exteriors shall be designed to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall be developed to assure smooth traffic flow in and between developments.
- o Primary access to the property shall be from either 468th Avenue S.E. or S.E. North Bend Way.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 85 **Land uses adjacent to the Edgewick Interchange shall be limited to highway oriented commercial uses that do not require sewers, do not impact ground water, and serve the traveling public.**

7. **AR-5 Potential MH-P (Rural Area, one home per 5 acres, Potential Heavy Manufacturing, P-Suffix).**

The following P-Suffix conditions shall apply:

- o Site Plan and environmental review process are required to determine the appropriateness of the use and its compatibility with surrounding rural uses. The environmental review process must evaluate the overall appropriateness of the use and its impacts to the rural area, including visual impacts, scale of the proposal and impacts to sensitive areas. Mitigation will be required to offset impacts. Unavoidable adverse impacts may result in project denial.
- o All uses will be evaluated for impacts to ground water quality.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where MH zoned properties abut rural or resource lands.
- o Access points shall be combined, designed and developed to minimize traffic congestion and potentially hazardous turning movements. An internal circulation plan shall developed to assure smooth traffic flow in and between developments.
- o Primary access to the property shall be from either 468th Avenue S.E. or S.E. North Bend Way. S.E. 140th Street and the S.E. Middle Fork Road should only be used for secondary access purposes.
- o At the time of site plan review the County may require additional right-of-way along S.E. 140th Street.
- o Properties north of the Edgewick Interchange will be required to dedicate sufficient right-of-way along 468th Avenue N.E. to bring it up to County rural road standards and realign the intersection of 468th Avenue N.E. and S.E. 140th Street.
- o At the time of site plan review the County may require additional right-of-way to provide new roadways connecting S.E. North Bend Way and S.E. 140th Street.

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 86 The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not require sewers and do not impact ground water.

Rural Neighborhood Centers

Rural Neighborhood Centers are very small shopping areas offering goods and services to rural residents. Typical uses include a small gas station, and/or small grocery store. The Snoqualmie Valley community planning area contains two Rural Neighborhood Centers, they are in Preston and at Stillwater. Existing rural neighborhood centers are not expected to expand.

Stillwater

AR-2.5 Potential BN-P (Rural Area, one home per 2.5 acres Potential Neighborhood Business, P-Suffix)

The zone can only be actualized if the operator of the Stillwater Store wishes to move the store or rebuild on the potentially zoned BN-site.

The following P-Suffix conditions shall apply:

- o Only the following uses will be allowed:
 - One small convenience store for this site.
 - Neighborhood-scale mixed use business-residential subject to a conditional use permit, and subject to conditions governing mixed use development in the BR-N zone.
- o All development, including parking, shall stay at least 50 feet from the top-of-bank of the salmonid stream that runs through the eastern portion of the potentially zoned BN-P site.
- o The applicant shall remove all buildings and fuel tanks from the former store site and the stream corridor on the site should be restored to natural conditions (as feasible), based on recommendations by State Department of Fisheries (WDF).
- o Additional right-of-way, to be determined by the State, shall be dedicated along SR-203 for operational, pedestrian, and safety improvements at the intersection of Northeast Stillwater Road and SR-203.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where BN zoned properties abut rural or resource lands.

These zone changes implement the following Snoqualmie Valley Community Plan Policy:

SQP 92 Stillwater is a rural neighborhood center.

The Stillwater store is located at the intersection of the Duvall-Carnation (SR-203) and Stillwater Hill Road (see Area Zoning Map, Stillwater: Rural Neighborhood Center, Zoning). The existing store site is located in the Agricultural Production District where commercial land uses are not permitted. The existing Stillwater Store site is not recognized by a commercial zone and will be treated as a non-conforming use subject to the general provisions, conditions, and exceptions contained in K.C.C.21.52.

The Snoqualmie Valley Community Plan and Area Zoning provides an opportunity to relocate the existing Stillwater Store to a site outside of the Agricultural Production District. The northeast quadrant of the intersection of the Duvall-Carnation and Stillwater Hill Road is designated commercial to accomplish this purpose.

The auto repair shop located in the southeast quadrant of this intersection is also subject to the provisions, conditions and exceptions of K.C.C.21.52. The access restrictions, parcel size, and slope characteristics of the property make it inappropriate for commercial or industrial zoning. The property will be zoned AR-2.5.

Preston

BN-P (Neighborhood Business, P-Suffix)

The following P-Suffix conditions shall apply:

- o The only use allowed at this site is a small convenience store not to exceed 3,000 square feet of gross floor area.
- o Natural vegetation shall be retained wherever possible and landscaping should be used for screening. The Commercial Screening Matrix shall be applied where BN zoned properties abut rural or resource lands.

The BN-P zone implements the following Snoqualmie Community Plan policy.

SQP 93 Preston is a rural neighborhood center.

The Snoqualmie Valley Community Plan and Preston residents do not envision the Preston community as a focal point for additional economic or urban residential developmental activity. However, the community plan does recognize the small store next to the Preston Mill as a Rural Neighborhood Center, having provided limited goods and services to the area for a number of decades. This store is recognized as a rural neighborhood center.

Adjacent to the Preston Neighborhood center is a manufacturing area supporting a variety of manufacturing uses. The Snoqualmie Valley Community Plan recognizes the importance of development of the industrial area while striving for compatibility with the adjacent neighborhood center. Zoning for 120 acres in the Preston Industrial complex was changed by King County Council Emergency Ordinance #9110 from outright Manufacturing zoning to Rural Residential, one home per 10 acres with a Potential Manufacturing Park designation. A thorough environmental analysis including examination of land use alternatives, identification of impacts, proposed mitigation and public input is required to actualize the Potential Manufacturing Park zoning. This analysis should include overall compatibility with surrounding rural residential and historic uses. Detailed information on the zoning is on page AZ-138.

Agricultural Production District

The King County Comprehensive Plan designated most of the flood plain of the Snoqualmie River as an Agricultural Production District. A new Agriculture zone classification was developed to implement the Agricultural Production District concept. These zoning designations and the Snoqualmie Valley Community Plan policies they implement are described below.

A-35 (Agricultural, 35 acres minimum lot size)

This zoning designation implements the following Snoqualmie Valley Community Plan policies:

SQP 35 Lands with development rights purchased under King County's farmlands preservation program shall have an agricultural zoning designation that retains large parcels of 35 acres or greater.

SQP 36 Lands located within the agriculture production district and within the one hundred year flood plain of the Snoqualmie River shall have an agri-

cultural zoning designation that retains large parcels of 35 acres or greater.

A-10 (Agriculture, 10 acre minimum lot size)

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 37 **Lands located within the boundaries of the agriculture production district but outside of the 100 year flood plain of the Snoqualmie River shall have an agricultural zoning designation that retains large parcels of ten acres or greater.**

Forest Production District

About 75 percent of the Snoqualmie Valley community planning area is contained in a Forest Production District. Commercial forestry is important to the planning area because it is a renewable, sustained production industry. It provides local employment opportunities and contributes to the local and regional economy. A new Forest Zone classification was developed to implement the Forest Production District concept and the zone changes and the Snoqualmie Valley Community Plan policies they implement are described below.

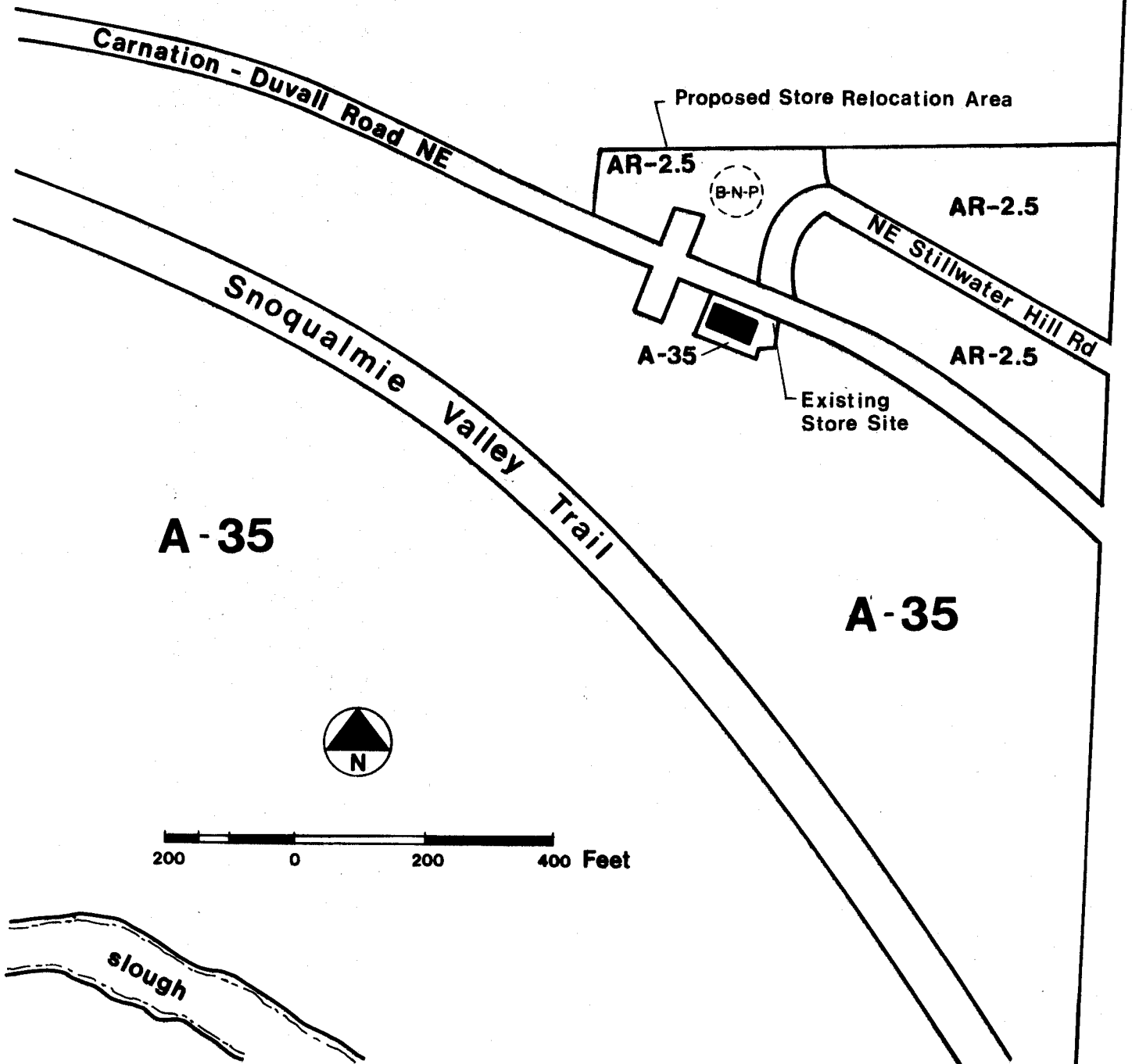
F (Forest)

This zoning designation implements the following Snoqualmie Valley Community Plan policy:

SQP 33 **Land within the forest production district shall remain in large parcels of eighty acres or more and the principal land use shall be commercial forest management activities.**

Interim areawide P-suffix conditions related to Forest Practice Permits are listed on page AZ-59.

AR - 10



AR-10

AR-10

AR-10

MP-P

MP-P

MP-P

B-C

AR-2.5

AR-2.5

AR-2.5

AR-2.5

B-N-P

AR-10

F

ADOPTED
ZONING FOR
PRESTON RURAL
NEIGHBORHOOD
CENTER



1600 Feet

800

0

Potential Preston Community Landmark
Designation Area



SE High Point Way

I-90

SE Preston Way

SE 82nd St

293 Ave SE

308 Ave SE

Preston - Snoqualmie Trail
Preston - Snoqualmie Trail
Preston - Snoqualmie Trail

Puget Sound Power and Light

Preston - Snoqualmie Trail

Preston - Snoqualmie Trail

Preston - Snoqualmie Trail

V. Areawide P-suffix Conditions

The following development conditions are applied to properties that have similar developmental constraints or concerns that are areawide in nature. These areawide constraints and concerns include historic sites, erosion problem areas, stream corridors, laterally migrating rivers and forest practice permits. The development conditions discussed in this section will be applied to affected properties through the Building and Land Development Division's (BALD's) permit and developmental review process.

Areawide P-suffix conditions are noted for individual parcels in the planning area in the BALD Situs Data Base. The following abbreviations in the data base are described in more detail in this section.

BALD Situs Data Base Abbreviations for Areawide P-suffix*

<u>Item #</u>	<u>Abbreviation</u>	<u>P-Suffix Section</u>
1.	Stream setbacks and NGPE's required per SVCP	Interim Stream Corridor Guidelines (p. AZ-54)
2.	Mapped Erosion Problem Area: Special studies outlined in SVCP	Erosion Problem Areas (p. AZ-53)
3.	Designated Historic Site: See SVCP	Historic Sites (p. AZ-51)
9.	Laterally Migrating Rivers: conditions in SVCP	Laterally Migrating Rivers (p. AZ-58)

* Other BALD Situs Data Base Abbreviations are noted in this document on the facing page next to the zoning map where the property is located.

Historic Sites

The Snoqualmie Valley community planning area has a rich historic background. It is part of the traditional and current home land of the Snoqualmie Tribe, and archaeologists and historians have verified

village sites throughout the planning area. The earliest white settlers came to the upper valley in 1858 from Seattle, and were drawn to the area because of the flat land and deep soils of the upper valley.

One of the goals of the community plan is to help promote historic and archaeological preservation in the planning area. Preservation of heritage sites help maintain aesthetic and cultural diversity and keeps alive the link with the area's historic and prehistoric past. One way to implement this goal is with the following areawide development conditions which require site plan approval before issuing building permits for the properties listed below. The requirement for site plan approval recognizes that development on a designated property may require special conditions to protect the public interest (K.C.C. 21.46.170). In this case, the areawide development conditions require that any development on designated Snoqualmie Heritage Sites be consistent with K.C.C. 20.62, the Landmarks Preservation Ordinance, and the heritage site policies of the King County Comprehensive Plan.

The following policy establishes the general direction for historic preservation efforts in the planning area:

SQP 118 The preservation, restoration, and adaptive re-use of historic, archaeological and cultural sites in the Snoqualmie Valley community planning area is encouraged to maintain the character of existing communities and to preserve tangible reminders of the planning area's history.

King County's Office of Historic Preservation has developed a list of historic sites known or of potentially historical significance in the community planning area (see Community Plan Chapter, Historic Sites and Areas).

The King County Historic Sites Inventory survey file number, and when possible the site's address, appears on the detailed adopted Area Zoning maps and on the BALD Situs Data Base. The following conditions of site plan approval apply to properties containing historic structures:

- o An environmental checklist should be prepared for all historic inventoried properties. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determination and environmental impact statement requirements of the State Environmental Policy Act.)
- o All permit applications and site plans shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.
- o The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of the Building and Land Development Division.
- o The Historic Preservation Officer may also propose that a site be considered for County Landmarks designation according to procedures established in the Landmarks Ordinance (#4828). The ordinance provides that, based upon a preliminary evaluation, sites which appear to meet the criteria for designation shall be, for a period of up to six months, provided the same protection as if designated as a County Landmark. A certificate of appropriateness would be required before making significant changes to the site. If the site is later designated as a County Landmark, the certificate of appropriateness becomes a permanent requirement. This ranking indicates local priorities but does not necessarily reflect priorities for Landmarks Commission consideration or protection. The Landmarks Commission must consider criteria of significance, physical integrity, geographic distribution and attrition rates in establishing its agendas.

Erosion Problem Areas

Steep slope areas (see Community Plan Map, Erosion Problem Areas) in the Snoqualmie Valley community planning area are extremely susceptible to water-induced erosion, which can result in rapid formation and growth of deep ravines. These ravines are capable of undercutting property and roads and are a safety hazard. Existing natural drainage systems mitigate this danger through dispersing and slowing runoff in the areas tributary to these steep slope areas. Alteration of natural drainage systems serves to concentrate runoff flows and to accelerate the rate of runoff, both of which encourage rapid and severe stream-channel erosion.

The following policy addresses "Erosion Problem Areas" in the Snoqualmie Valley community planning area:

SQP 21 **Properties in erosion prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents and property owners through reducing or eliminating the occurrence of gully formation and severe erosion. These conditions may include: (a) a drainage control plan; (b) installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation; and (c) runoff control requirements. The areas known to have these conditions are shown on the erosion problem area map. Properties containing the characteristics of erosion prone drainage basins, but not identified on the erosion problem area map are also subject to these special development conditions to protect the safety and property of county residents and property owners. To implement this policy, King County will require development proposals to provide studies sufficient to identify sites containing these characteristics of erosionprone drainage basins. Mitigation shall be required consistent with the intent of the areawide P-suffix conditions for erosion prone drainage basins and the King County Sensitive Areas Ordinance.**

The following conditions shall apply to all of the lands either identified as being erosion problem areas based on the Erosion Problem Areas Map or properties that studies, required by BALD, identify as containing erosion problem areas. The combination of residential density and special development conditions developed by Resource Planning Section, Building and Land Development Division, Surface Water Management Division and Metro are intended to reduce or eliminate major surface water runoff impacts of development in tributary areas of the Snoqualmie Valley community planning area.

Due to the extreme sensitivity of property in the indicated drainage areas to water induced erosion, and the resulting potential for danger to the safety of persons and property in these areas, the following conditions shall apply to all development in the indicated areas unless the applicant can demonstrate that their project is so categorized in error, because either:

- (1) Site drainage does not in fact drain over steep slopes;
- (2) The downstream drainage pathway is not underlain with erodible granular sediment anywhere along its route; or
- (3) The site is underlain by permeable sediments that will infiltrate and dissipate runoff even after clearing and development.

If these exemptions are not met, a Drainage Control Plan shall be required and reviewed and approved by BALD for all development in this area whenever a proposed development requires a building permit,

conditional use permit, unclassified use permit, variance, rezone, planned unit development, subdivision, short subdivision, right-of-way use permit, or grading permit. A list of exemptions, such as garden use of rights-of-way, will be developed to waive Drainage Control Plan requirements for proposed uses that will not impact surface water runoff quantities or rates. Once a drainage plan is approved through the subdivision process, individual building permits on the same property will not require another drainage plan.

Unless otherwise exempted, the following conditions shall apply:

- (1) Stormwater detention shall contain up to the 100-year/24-hour storm. Release shall be at the pre-development 2-year rate up to the 10-year storm and match the pre-development 100-year rate up to the 100-year storm. The pre- and post-development performances for a storm with one-half the two-year rainfall must also be matched. These rate controls may be modified if discharge is via tightline to below the area of severe erosion potential.
- (2) Developed conditions will assume 100% removal of forest canopy, unless expressly prohibited by recorded easement or restriction; plus existing, proposed, and anticipated impervious surfaces.
- (3) Point discharge from detention systems will be only into drainage channels that convey surface water in the pre-development state. Dispersed discharge will be evaluated as a potential alternative.
- (4) Drainage entering the site from developed upstream areas must be detained and released under the same criteria as runoff generated onsite.
- (5) Installation of the critical drainage control features, as scheduled and delineated in the Drainage Control Plan as approved by BALD, shall be installed prior to any land clearing, vegetation removal, site grading, road construction or utility installation. Only those activities associated with pre-development exploration, such as surveying and performance of soil tests and limited clearing and grading associated with construction of drainage facilities, will be permitted prior to completion of the drainage control system.
- (6) In those situations where features of the drainage system or subsequent development make installation of the final drainage system impossible, a phased Drainage Control Plan will be developed which provides the required level of retention/detention to the entire site at all times.

Interim Stream Corridor Guidelines

Undisturbed stream corridors support wildlife habitat, protect water quality, provide opportunities for recreation, enhance fishery production and maintain open space, and are an important resource in the planning area. King County Comprehensive Plan and Snoqualmie Valley Community Plan policies recognize the importance of stream corridors and direct development to preserve an undisturbed corridor sufficient to maintain natural functions of the stream. The King County Sensitive Areas Ordinance was adopted on July 31, 1990. The Ordinance became law on November 27, 1990. The 1990 Sensitive Areas Ordinance will supersede these interim guidelines.

The following minimum guidelines apply to development permit applications vested between September 15, 1989 and November 27, 1990 to provide stream corridors in the planning area.

These guidelines implement the following Snoqualmie Valley Community Plan policies:

- SQP 8** A stream corridor wide enough to maintain the natural biological functions of streams draining to the Snoqualmie River or its tributaries shall be preserved in all development proposals, by the use of native growth protection easements or other appropriate mechanisms. The stream corridors shall be placed in separate tracts through the subdivision and short subdivision process.
- SQP 9** To reduce disruption to streams and their banks, bridges should be used when stream crossings are necessary. Crossings should serve several properties. Stream channels shall not be placed in culverts unless there is no other way to get access to a parcel of land. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade shall be used.
- SQP 10** During the development review process the county may require rehabilitation of: (a) degraded stream channels and banks adjacent to a stream; (b) wetlands; or (c) river banks, as conditions of development to assure public safety, environmental quality and protection of critical resource functions.

The following limitations and conditions on development in stream corridors were applied on an interim basis until enactment of the Sensitive Areas Ordinance on November 27, 1990.

- A.** A native growth protection easement (NGPE) should be established to prevent disturbance or removal of vegetation and to prohibit structures, fills, or obstructions. All stream corridors shall be designated as native growth protection easements (NGPE) in the following development processes.

Rezone, Formal Subdivision, Planned Unit Development (PUD), Master Plan Development (MPD), Multifamily, Residential or Commercial Building Permit, Variance, Shoreline, Conditional Use, and Unclassified Use.

- B.** Each stream corridor designated as an NGPE shall be placed in a separate tract in the following development processes:

Rezone, Formal Subdivision, Planned Unit Development (PUD), Master Plan Development (MPD), Shoreline, Conditional Use, and Unclassified Use.

- C.** Extent of Corridors

Stream corridor NGPEs and tracts will be sized according to the following criteria:

1. Streams unconstrained by adjacent hazardous areas (page 23, Snoqualmie Community Plan map of surface water resources):
 - a. For all streams which are shown to be habitat for anadromous salmonids, a minimum 100' corridor from the top-of-bank on both sides shall be provided and designated as a NGPE.
 - b. For streams which are not anadromous salmonid habitat, a minimum 25' corridor from the stream center line on both sides shall be provided and designated as a NGPE.

2. Streams constrained by riparian (streamside) wetlands: existing Sensitive Areas requirements for wetlands shall apply unless stream corridor requirements are more restrictive.
3. Streams constrained by slopes 30% and greater:
 - a. For streams adjacent to or within 25' of the top of slopes which are less than 100' in horizontal length, a corridor shall extend 25' beyond the top of slope and a 15' building setback line (BSBL) shall apply. The corridor shall be designated NGPE. These requirements shall also apply if slopes are variable, that is, having small benches or terraces but also having an overall slope of 30% or greater.
 - b. For streams adjacent to or within 25' of the top of slopes which are greater than 100' in horizontal length, a corridor shall extend 125' beyond the top-of-bank or the water's edge and a 15' BSBL shall apply. The corridor shall be designated as NGPE. This requirement shall apply if slopes are variable, that is, having small benches or terraces but also having an overall slope of 30% or greater.
 - c. A minimum 100' corridor designated as NGPE and a 15' BSBL shall be provided for all streams.

D. Stream Corridor Exemption

If an applicant for a development proposal otherwise allowed under the applicable zone demonstrates that establishment of an NGPE of the width required in Section C above, would deny all reasonable use of the property, the Director of the Department of Parks, Planning and Resources, or his or her designee, may administratively reduce the width of the NGPE in order to allow the development where the applicant also demonstrates:

1. That no reasonable use with less impact on the sensitive area and its buffer is possible; and
2. That there will be no damage to nearby public or private property and no threat to the health or safety of people on or off the property. If a reduction of the required NGPE is granted, it shall in no event be greater than the minimum necessary to allow the applied for use.

NOTE: Detailed procedures for the request and consideration of reduction in the required width of the NGPE shall be drafted by the Department of Parks, Planning and Natural Resources and be available from that department as an administrative rule.

This stream corridor is a variable width conservancy strip which has minimum dimensions. The corridor protects the habitat functions of the stream during and after development. The minimum width of the corridor on each side of the stream may be increased according to site-specific conditions. This increased setback will be determined at the time of development approval by the Division of Building and Land Development. The following guidelines establish conditions under which the undisturbed corridor width may be expanded beyond the minimum requirements listed above.

1. The corridor width may be expanded to preserve existing vegetation which:

- a. Shades the stream during the midday hours from May through September to maintain cool water temperatures.
 - b. Provides food and habitat for fish. Branches which overhang the stream provide physical shelter from fish predators. Furthermore, streamside vegetation provides food for fish in two ways. The foliage is habitat for insects which are the diet of many fish. Second, the leaves which fall into the stream are the food source for aquatic invertebrates which are critical food for fish.
 - c. Protects streambanks with roots, stems or foliage. Streamside vegetation can break the force of flood water and anchor soil particles with dense root masses, armoring the bank naturally, and protecting against streambank erosion.
 - d. Intercepts and filters runoff flowing toward the stream. Low ground cover such as grass and moss anchors soil above the streambank and filters silt-laden runoff which may flow toward the stream during construction. By trapping the silt and holding the soil, vegetation protects the gravel streambeds from siltation which can smother fish, fish eggs and their food sources, and fill-in spawning gravel beds.
2. Stream corridor widths shall be increased to include streamside wetlands which provide overflow storage for stormwater, feed water back to the stream during low flow, or provide shelter and food for fish.
 3. The stream corridor width may be increased when steep slopes and erosive soils are adjacent to the stream channel. Increasing the undisturbed area will provide the buffer necessary to prevent streamside erosion and intercept silts from uphill erosion. The corridor may be expanded up to 50 feet from the top of the stream bank when there are slopes between 15-30 percent grade combined with soils rated as severely erosive by the U.S. Soil Conservation Service maps. The King County Conservation District may be consulted on the actual required width based on slope, soil type and existing vegetation. For slopes over 30 percent grade with severely erosive soils, the corridor may be extended to 15 feet beyond the first significant break in the slope. A significant break in the slope is defined as a bench at least 15 feet wide.
 4. The corridor shall be dedicated as a separate tract during the platting process. Once land is subdivided into building lots, it is difficult to control clearing or disturbance of the stream corridor on those individual lots both during and after construction. This tract shall be maintained as a Native Growth Protection Tract (NGPT) area. The NGPT shall be fenced in all new plats and short plats to avoid disturbance of the buffer vegetation; provided that the type of fencing allows for wildlife movement between the stream corridor and the upland areas. Examples of suitable types include 3-strand wire, 36" 2/4 wire, 3 rail wood, and other low fences.
 5. If a trail is to be constructed adjacent to a stream, it must be located so that it does not contribute to bank collapse or remove trees, shrubs, and understory vegetation which shades or shelters the stream or anchors the banks. Trails should be located away from streams with access points at locations which can tolerate human traffic.

Laterally Migrating Rivers

Laterally migrating rivers in the Snoqualmie Basin present a significant threat to life and property. The Snoqualmie Valley Community Plan calls for a study of the Tolt and Raging Rivers to accurately identify all such reaches that laterally migrate. The following interim regulations are in effect until regulations are adopted pursuant to the findings of the study. The following policies address protection of river corridors:

- SQP 28** **A study of the Tolt and Raging Rivers should be prepared which accurately establishes and maps the lateral migration of these rivers. These laterally migrating rivers and tributaries and other associated areas of flood-related erosion hazard should receive regulatory floodway with adequate setbacks or prohibitions on all new permanent development where required.**
- SQP 29** **Until such time as detailed lateral migration studies are completed and adopted, the historical location of these river channels should be identified and mapped, and adopted as interim regulatory floodways.**

P-Suffix Conditions along the Tolt and Raging Rivers:

Until the study establishing the limits of channel migration in the Tolt and Raging Rivers has been completed, property adjacent to the Tolt and Raging Rivers within the stretch of the rivers identified in the Snoqualmie Plan map of laterally migrating rivers and which is also identified within the 100-year flood-plains of the rivers (as shown on the Federal Emergency Management Agency's Flood Insurance Rate Maps) is hereby designated regulatory floodways for County planning purposes and subject to all of the County restrictions of the 100-year floodway, in Section 21.54.060 of the King County Code.

Forest Practice Permits

The removal of timber through forest practice activities may cause erosion, slides and slumps, siltation of streams and loss of wildlife habitat. The Snoqualmie Valley Community Plan seeks to minimize environmental damage resulting from forest practice activities. The following policies address forest practice activities in the planning area:

- SQP 18** **King County shall not permit vegetation removal under a class IV general forest practices application or any applicable county clearing permit, until stream corridors, wetland buffers, slope setbacks, and other environmentally sensitive areas are mapped and protected consistent with King County Code requirements.**
- SQP 19** **King County shall oppose vegetation removal under a class I, II or III general forest practices application in areas outside the forest production district that are susceptible to conversion until stream corridors, wetland buffers, slope setbacks, and other environmentally sensitive areas are mapped and protected consistent with King County code requirements unless the applicant covenants not to convert the property for development for a 10 year period.**

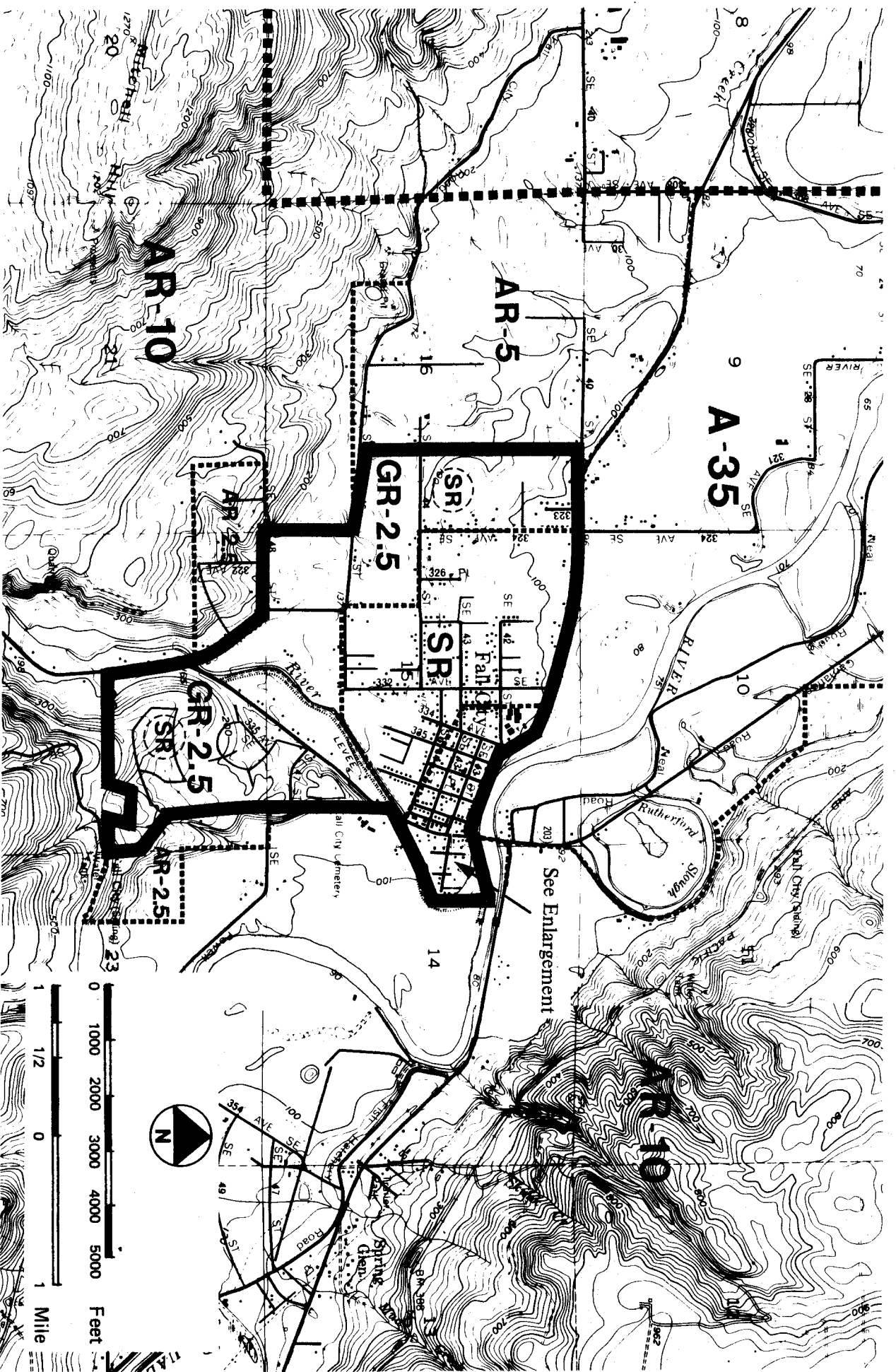
In order to implement Snoqualmie Policies 18 and 19 and protect the drainage conditions of the Snoqualmie Basin, the following Interim P-suffix conditions shall extend to all property within the Snoqualmie planning area.

P-suffix conditions for properties which have received Class I, II or III Forest Practice Permits:

Development proposals shall not be accepted by King County for any parcel of property on which a Class I, II or III forest practice activity has been initiated on or after June 15, 1983 until the applicant demonstrates to the satisfaction of the Manager of the Surface Water Management Division that drainage off-site from the parcel has been restored to eliminate the adverse drainage impacts of the forest practice activity. All necessary analysis by the applicant shall be conducted by a certified professional engineer. The requirement herein shall extend to all purchasers or successors of interest to the property who have had constructive notice prior to the acquisition of the property of the subject forest practice activity.

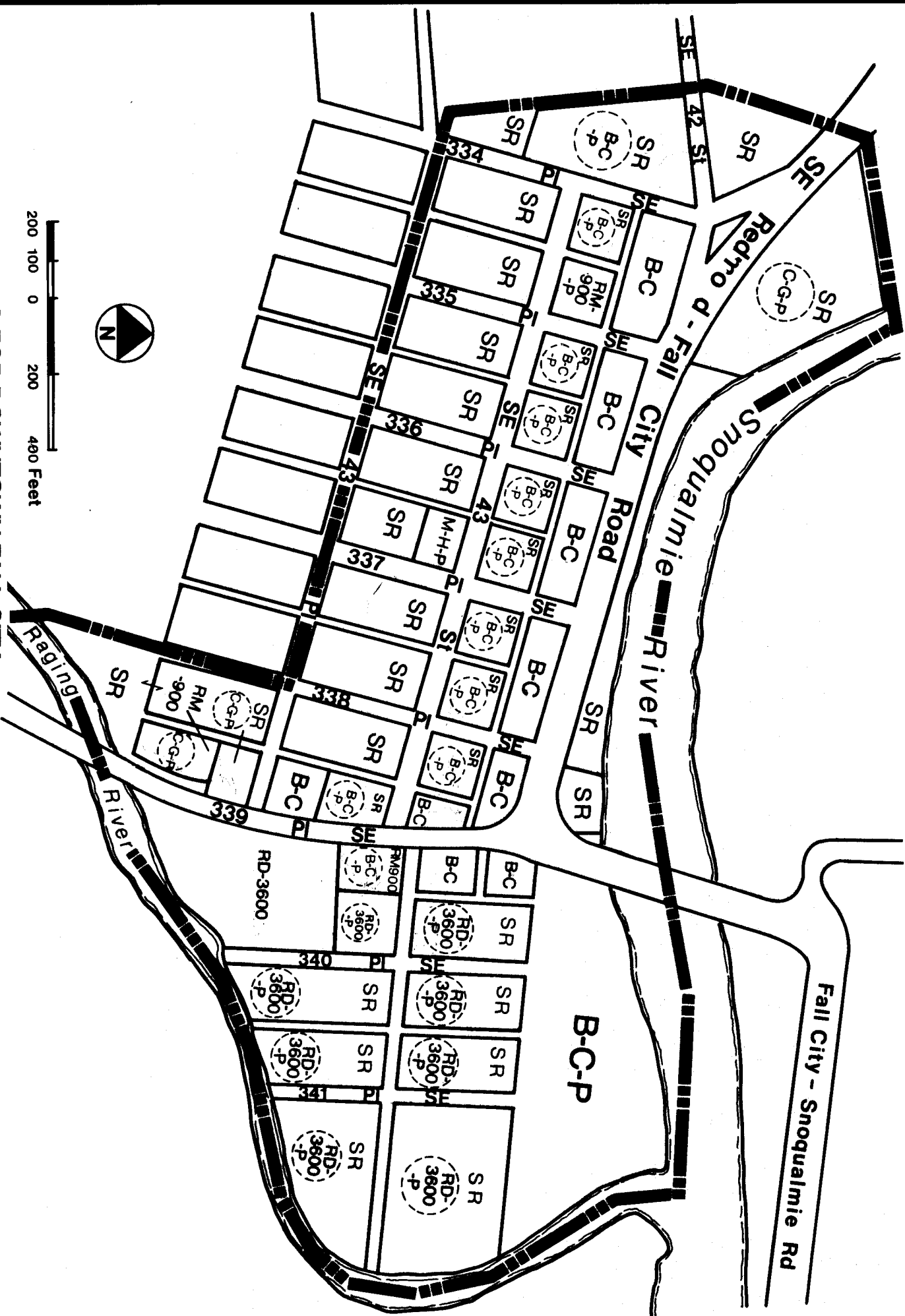
VI. Adopted Zoning Maps

back



ADOPTED ZONING FOR FALL CITY: RURAL ACTIVITY CENTER

ADOPTED ZONING FOR DOWNTOWN FALL CITY

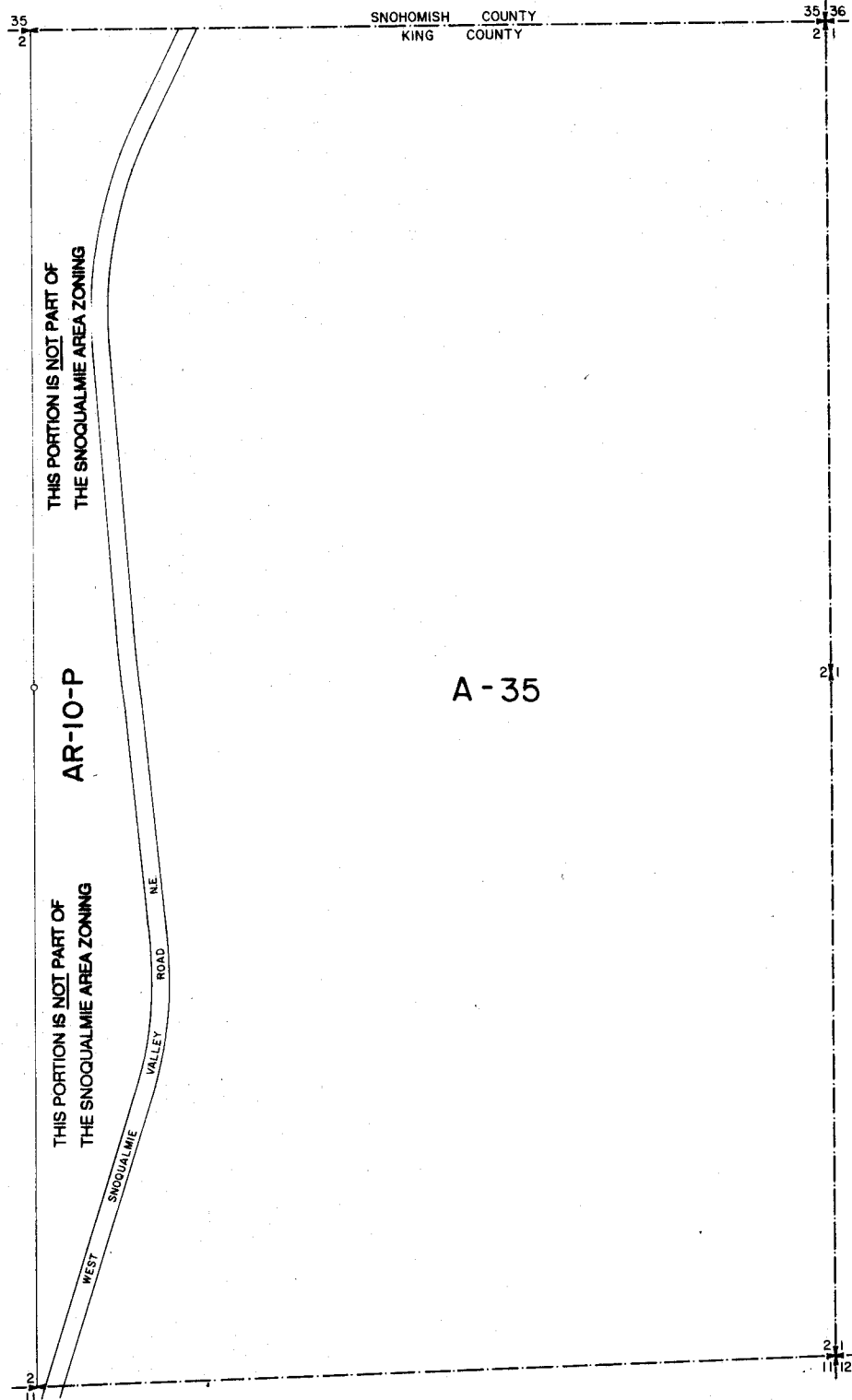


back

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



NOTE:

Additional Area Wide
P-Suffix conditions may
apply See SITUS FILE

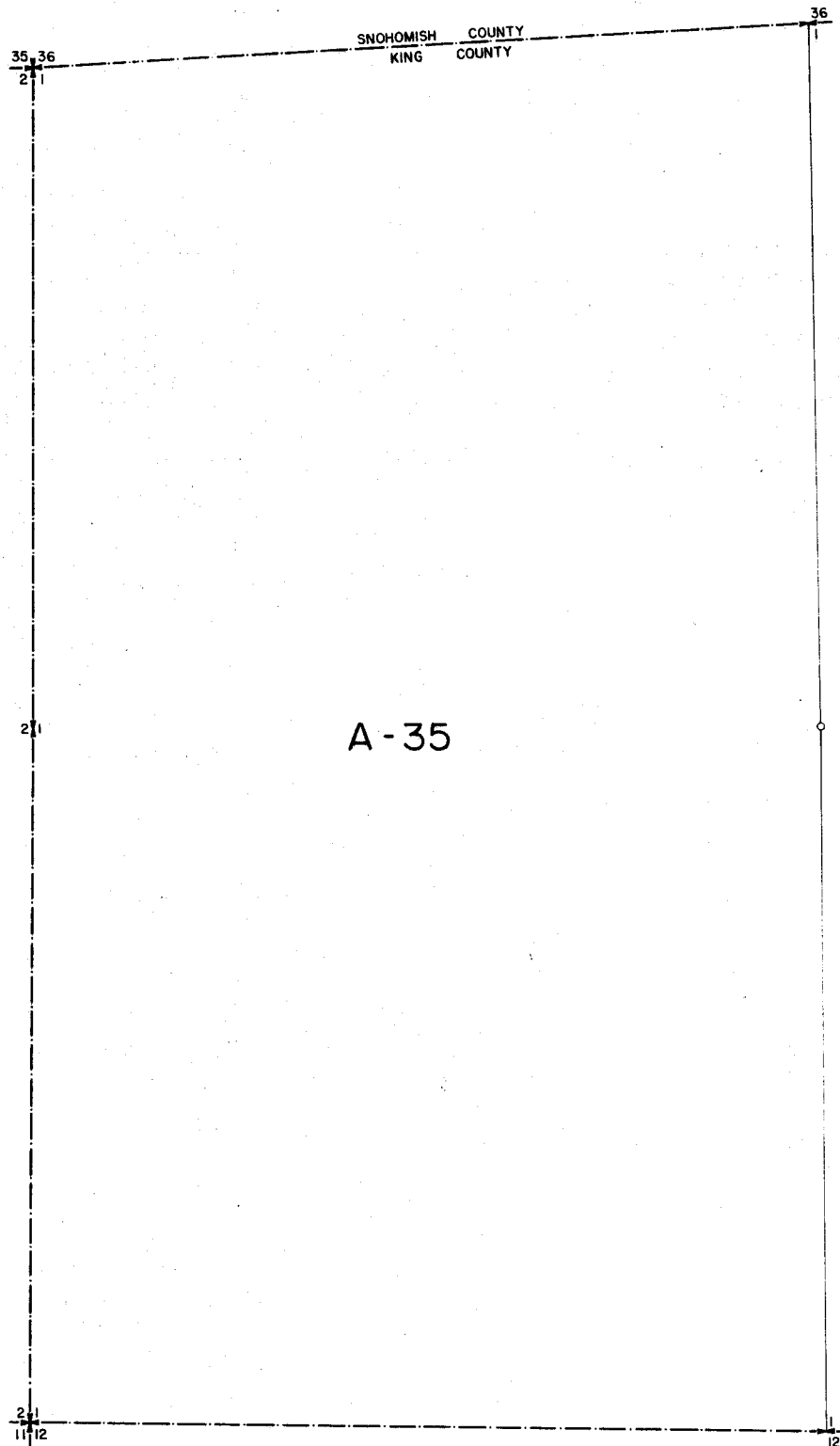
E2-26-6

A-35

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

905W



NOTE:
Additional Area Wide
P-Suite conditions may
apply See SITUS FILE

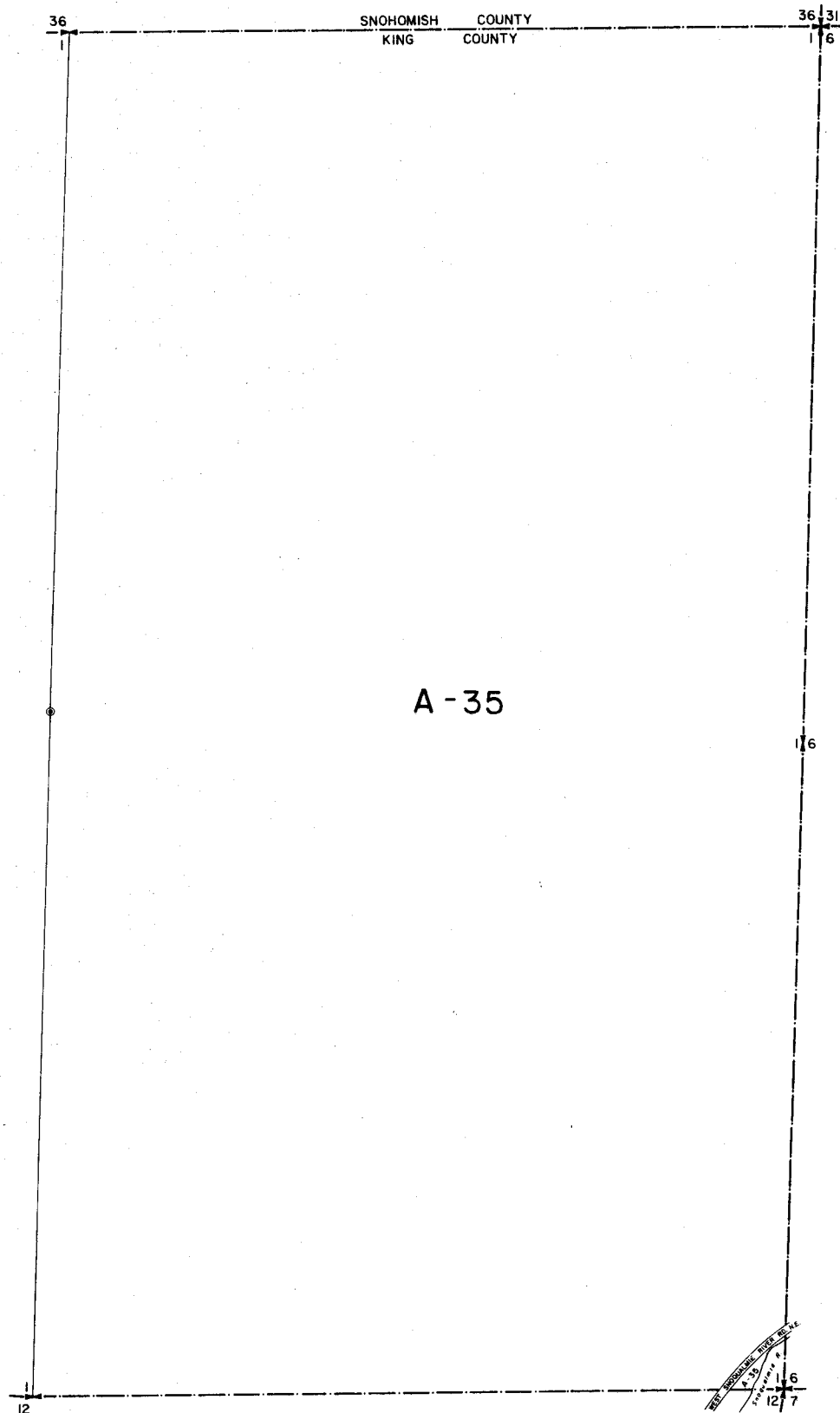
WI-26-6

A-35

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

905E



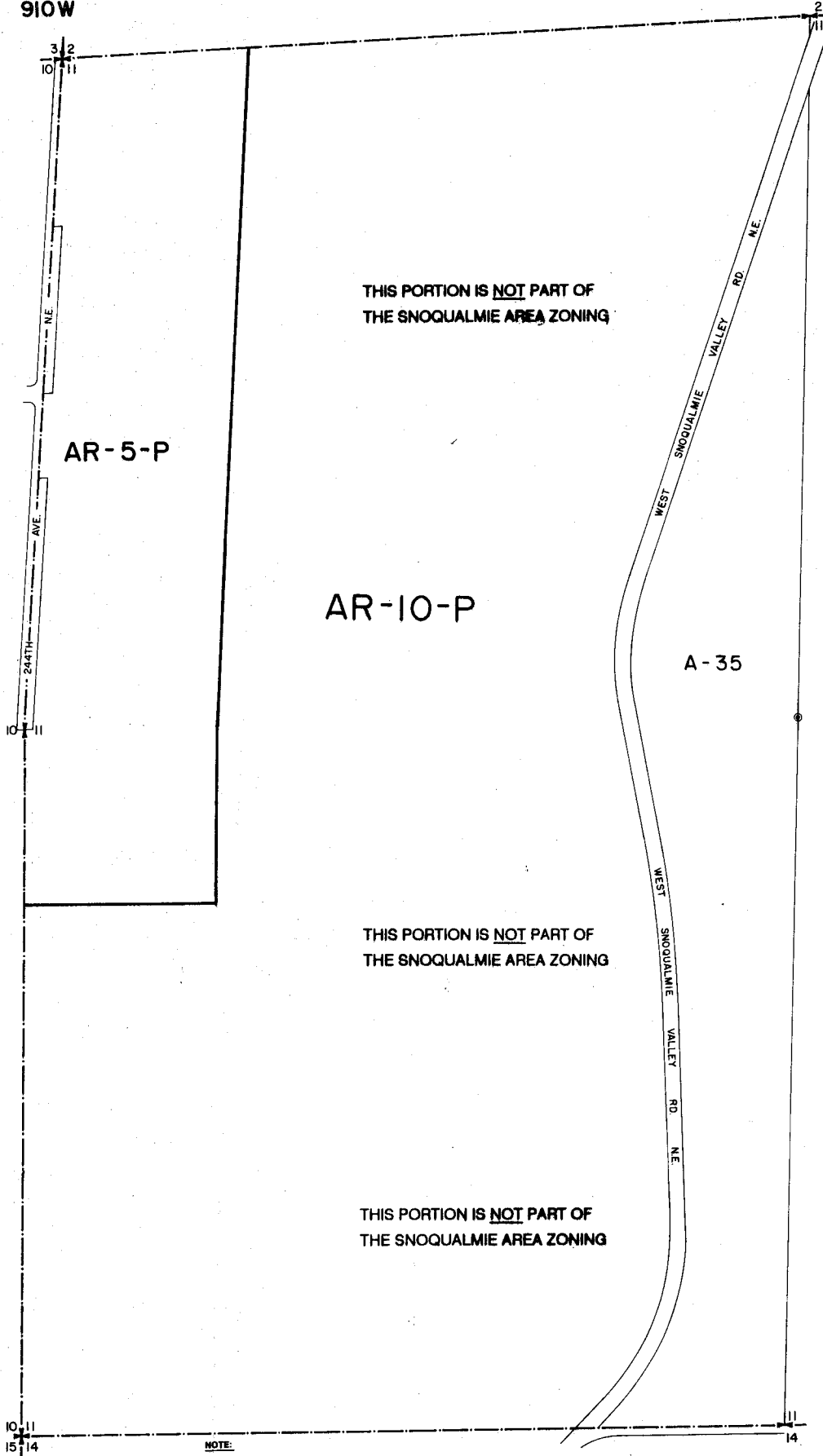
E1-26-6

A-35

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

910W



THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

AR-10-P

A-35

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

W11-26-6

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

E 11-26-6

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

910E

2
AR-10-P
WEST SNOQUALMIE VALLEY RD

A-35

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NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

E11-26-6

A-35

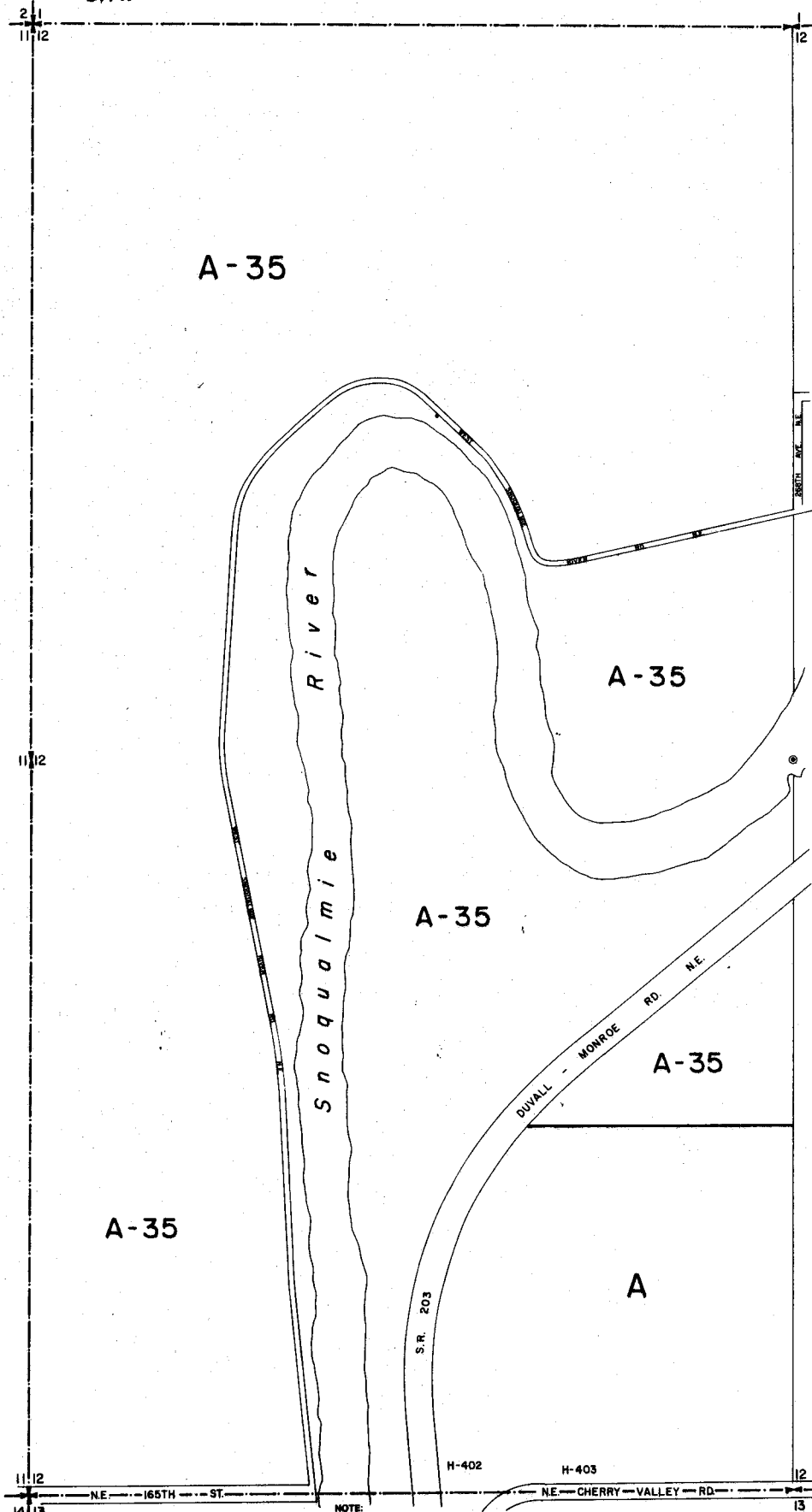
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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A

This zoning reflects the King County Council's decision to allow a church on this site.

91W



W12-26-6

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

A-35

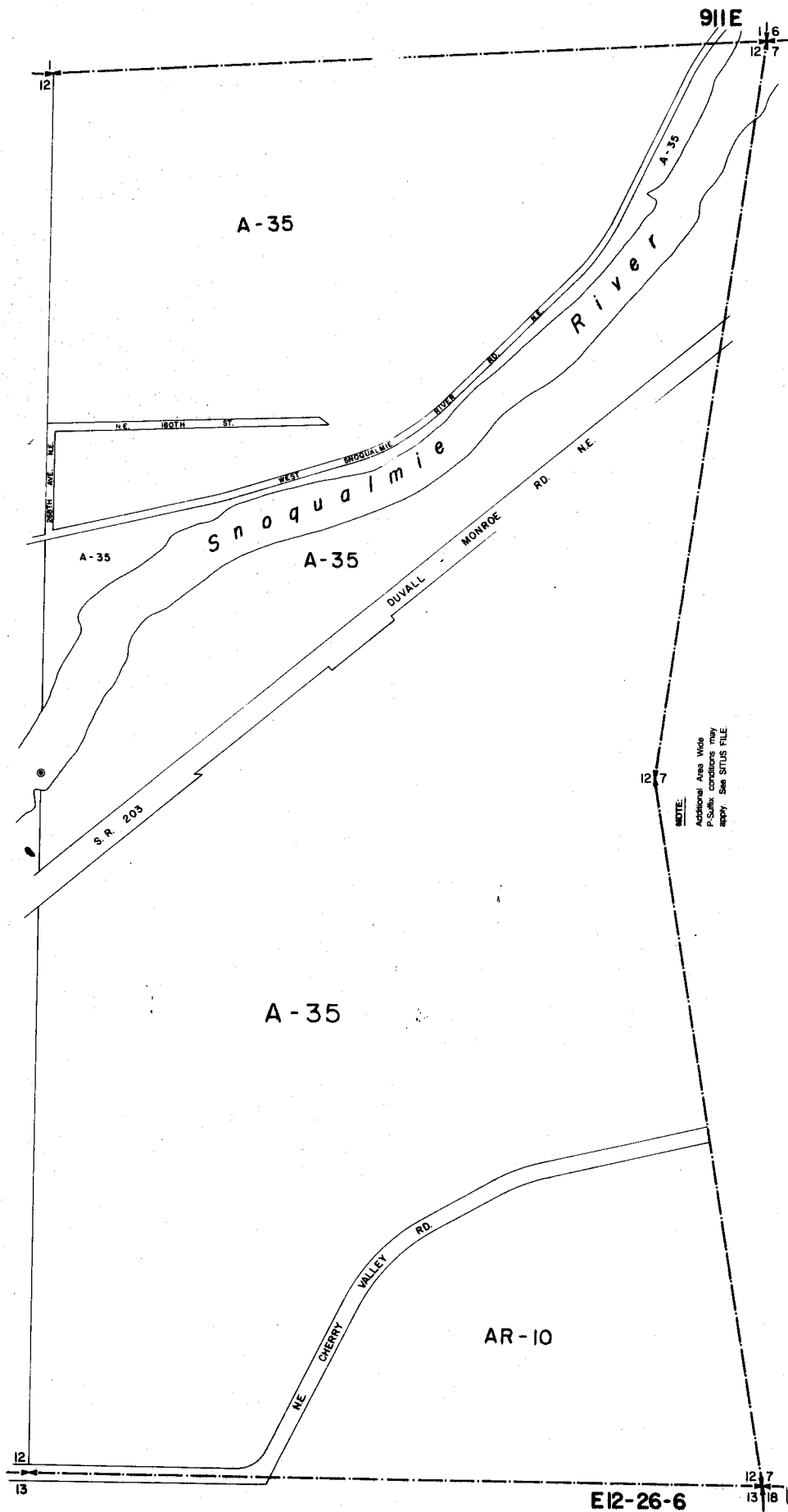
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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.



E 15-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

This zoning implements Snoqualmie Valley Community Plan Policy 37.

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THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

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THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

A R - 10 - P

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

E15-26-6

NOTE: And northerly part
of E22-26-6.

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A R - 10 - P

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

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This zoning implements Snoqualmie Valley Community Plan Policy 37.

W14-26-6

NOTE: And northerly part of W23-26-6.

AR-10-P
THIS PORTION IS NOT PART OF THE SNOQUALMIE AREA ZONING

A-35

WOODINVILLE VALLEY RD.

DUVALL RD.

WEST SNOQUALMIE VALLEY RD.

AR-10-P

A-10

A-35

ART OF AR-10-P ZONING

NOTE: Additional Area Wide P-Suffix conditions may apply. See SITUS FILE.

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

15 14
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AR-10-P

W14-26-6

NOTE: And northerly part
of W23-26-6.

NOTE:

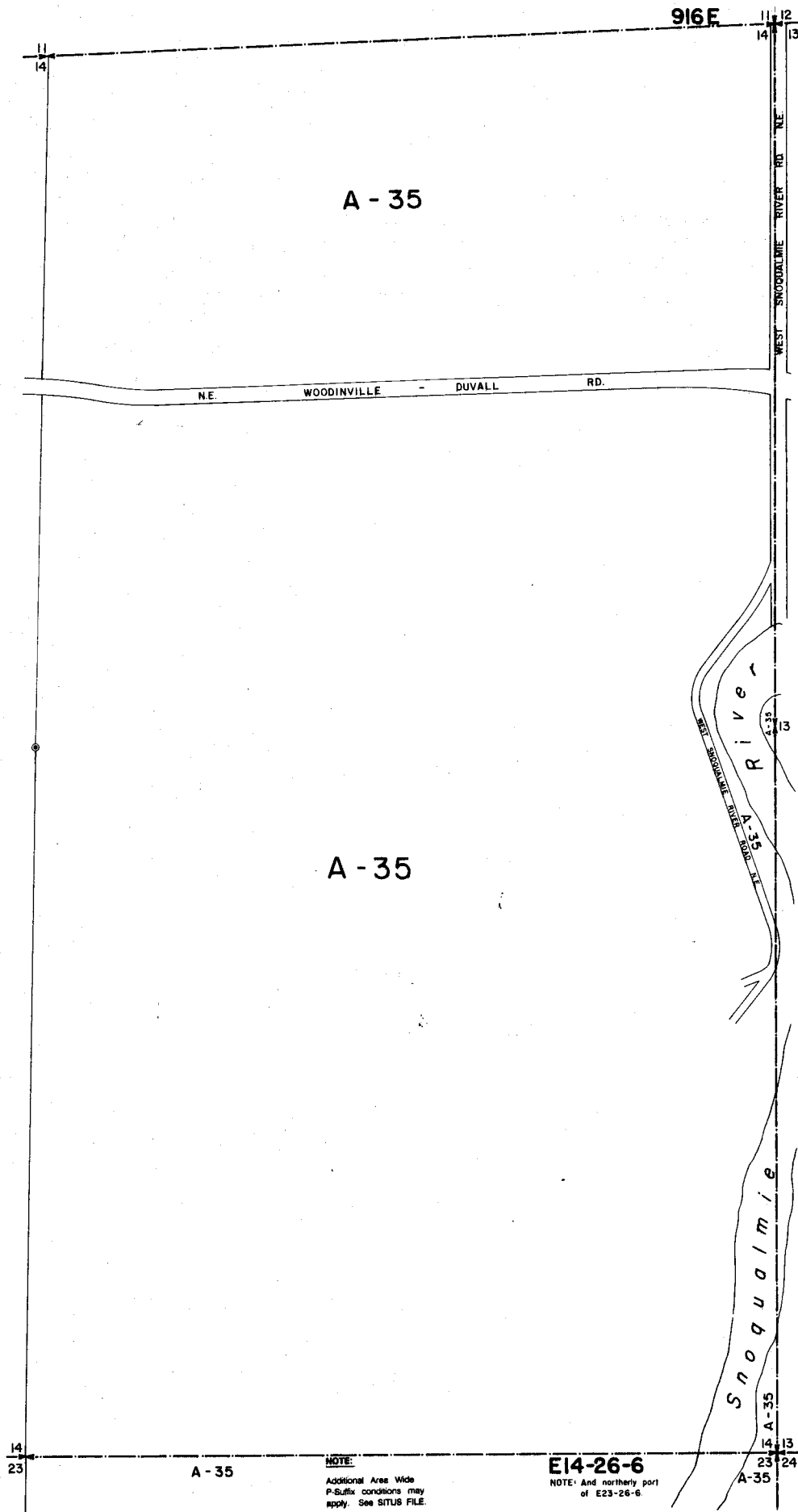
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

A - 35

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

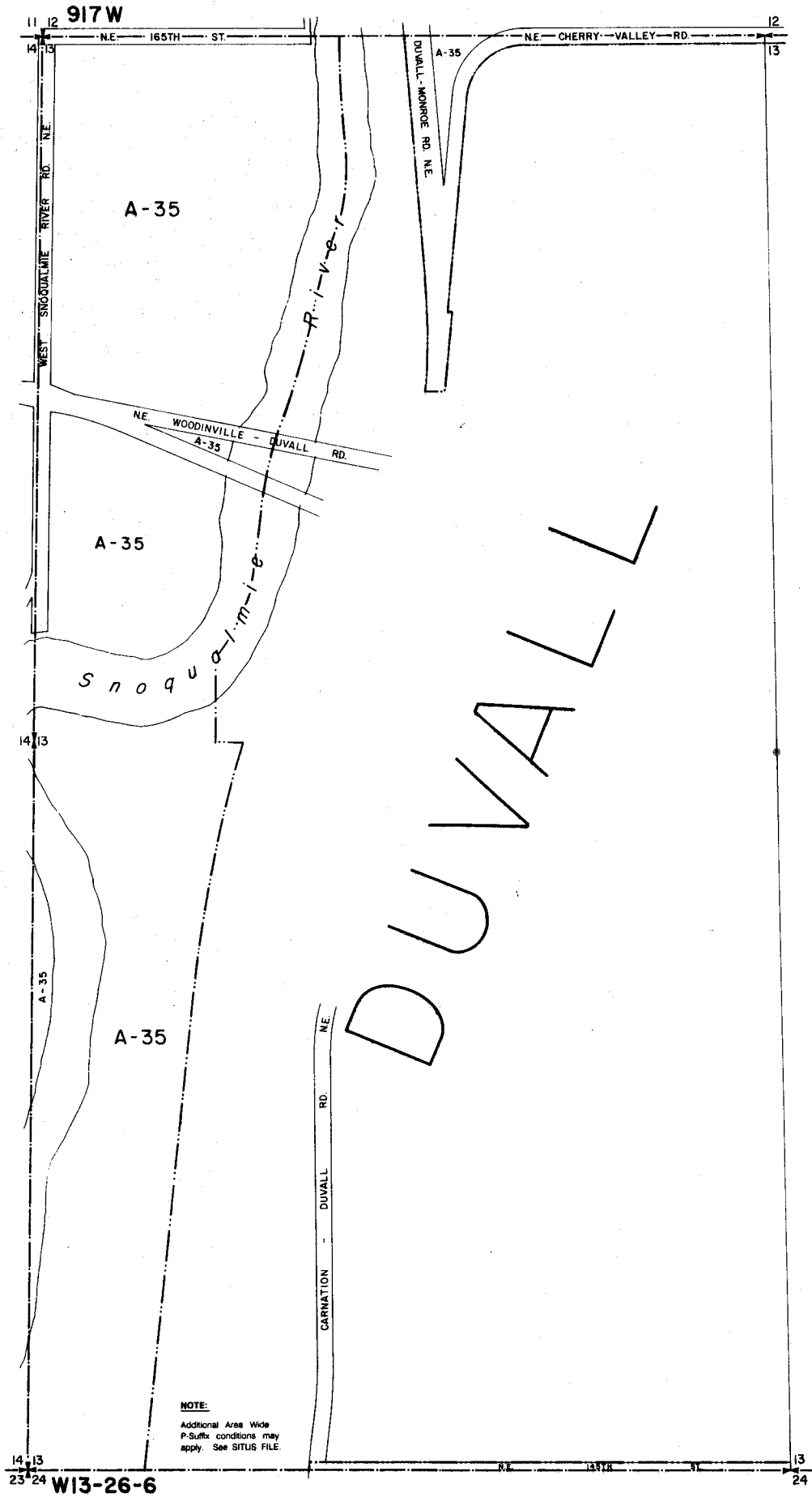
This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



A-35

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



917W

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A-35

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Snoqualmie

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NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

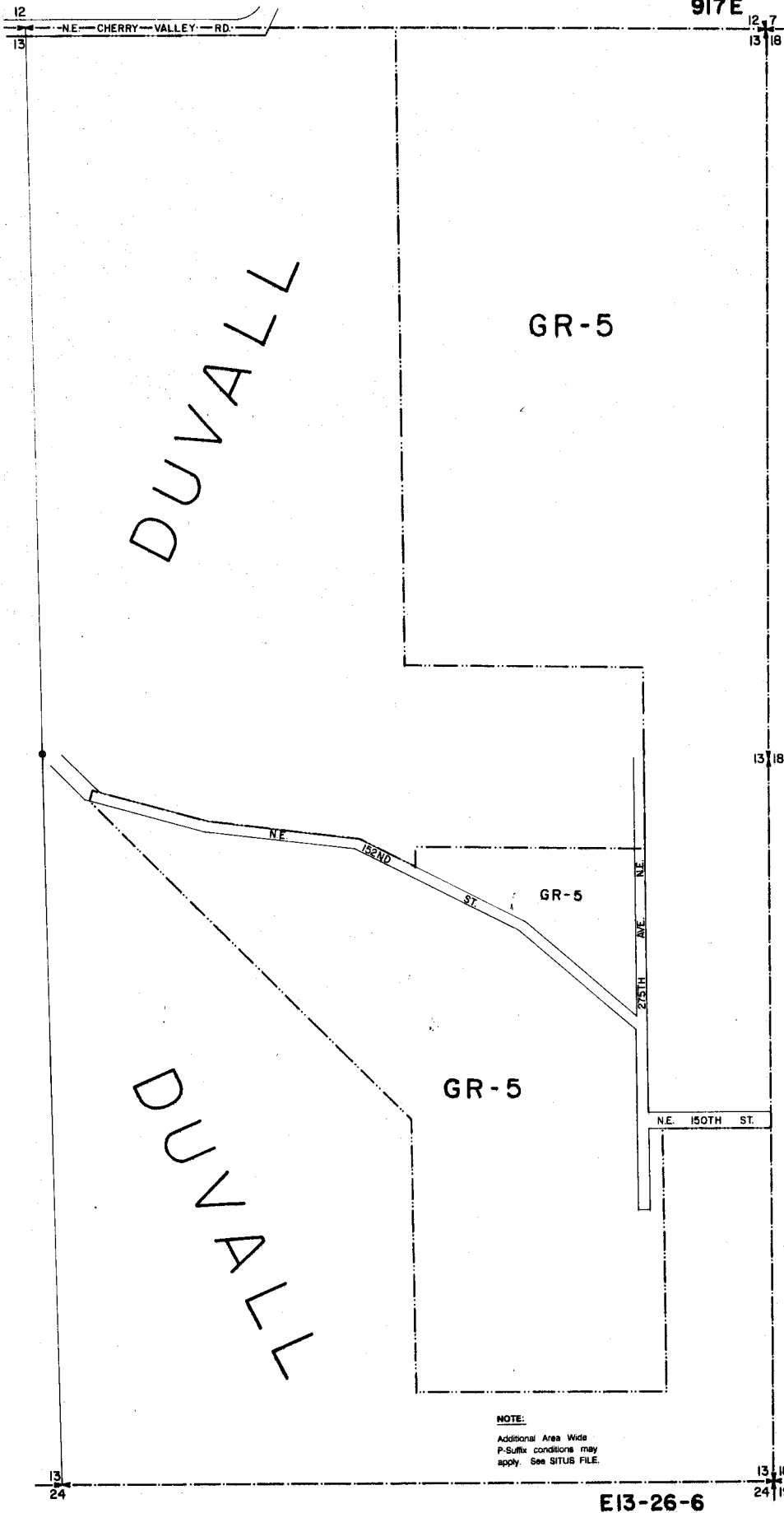
W13-26-6

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p. 83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.



A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

922W

NOTE: See W14-26-6 for northerly zoning of this map (W23-26-6).

A-35

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

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AR-10-P

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VALLEY
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H-711

A-35

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

A-35

W23-26-6

NOTE: See W26-26-6 for
southerly zoning of this
map (W23-26-6).

NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

E 23-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

NOTE: See E14-26-6 for northerly
zoning of this map (E23-26-6).

922E

A-35

Snoqualmie River

23/24

A-35



NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

NOTE: See E26-26-6 for southerly
zoning of this map (E23-26-6).

E23-26-6

W 24-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p. 83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.

23 24

$$\begin{array}{r} 13 \\ \hline 24 \end{array}$$

DUVALL
ORD. 479
10-27-87

AVE. N.E.

C C M. A S Y P D

N.E. 143RD PL

268TH

DUVALL

N.E.	BIG	ROCK	RD
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23 24

AR-5

A - 35

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

NOTE: See W25-26-6 for southerly zoning of this map (W24-26-6).

$$\begin{array}{r} 24 \\ - 25 \\ \hline \end{array}$$

W 24-26-6

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

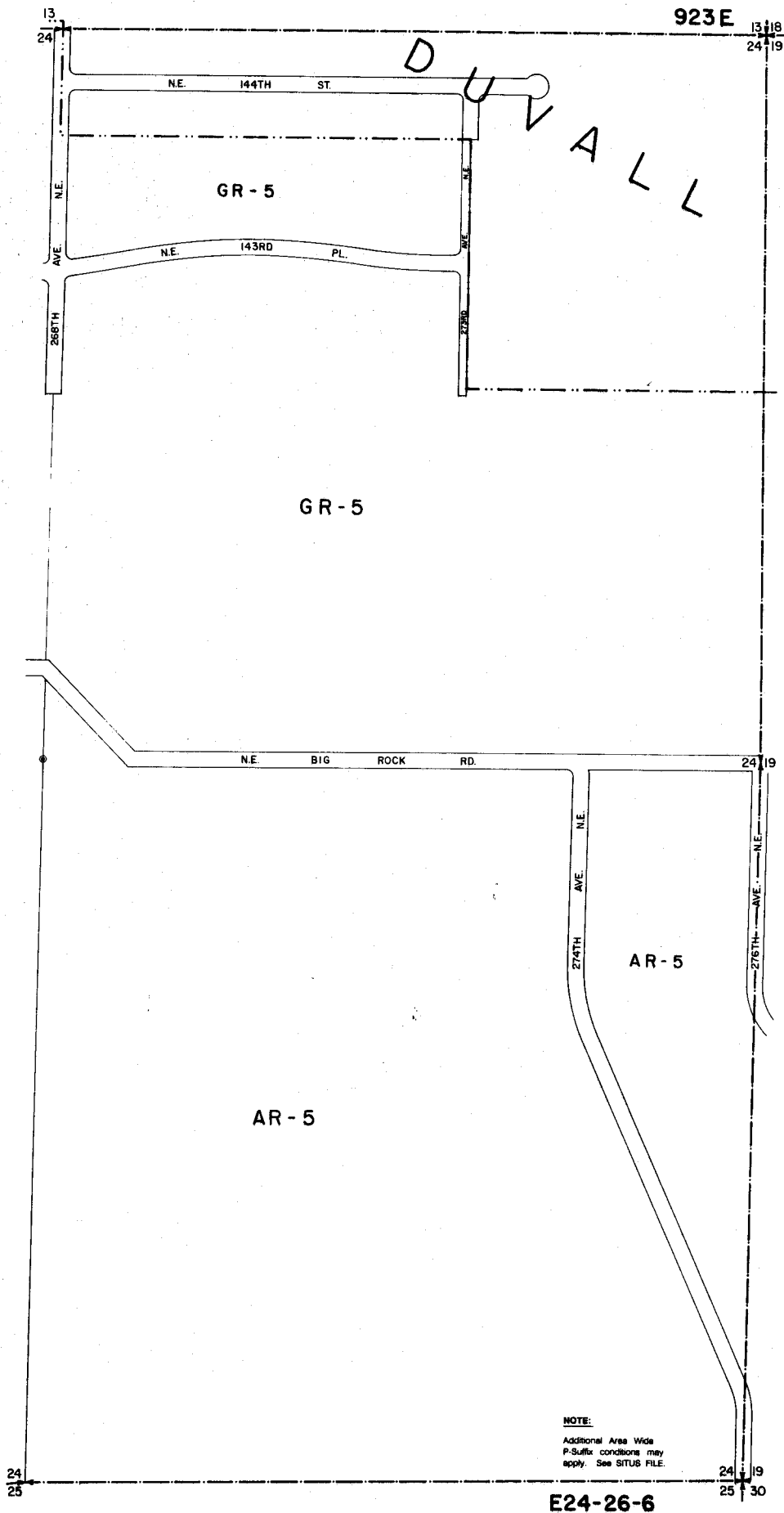
This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p. 83 of the Snoqualmie Valley Community Plan.

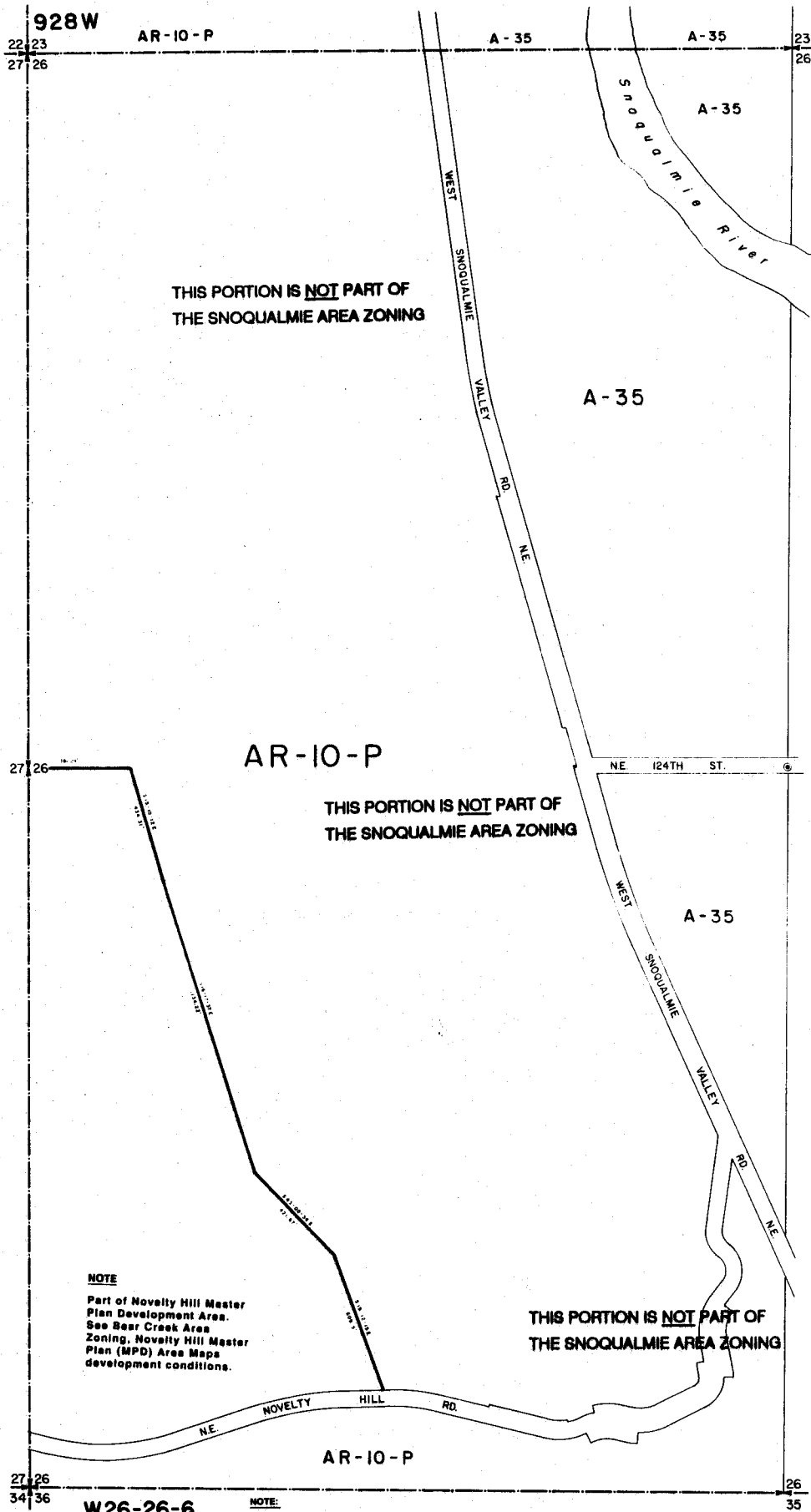
This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.



A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



928W

AR-10-P

A-35

A-35

23
26

22
27

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

A-35

AR-10-P

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

NE 124TH ST.

A-35

NOTE

Part of Novelty Hill Master
Plan Development Area.
See Bear Creek Area
Zoning, Novelty Hill Master
Plan (MPD) Area Maps
development conditions.

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

AR-10-P

27
34

W26-26-6

NOTE: And southerly part
of W23-26-6.

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

26
35

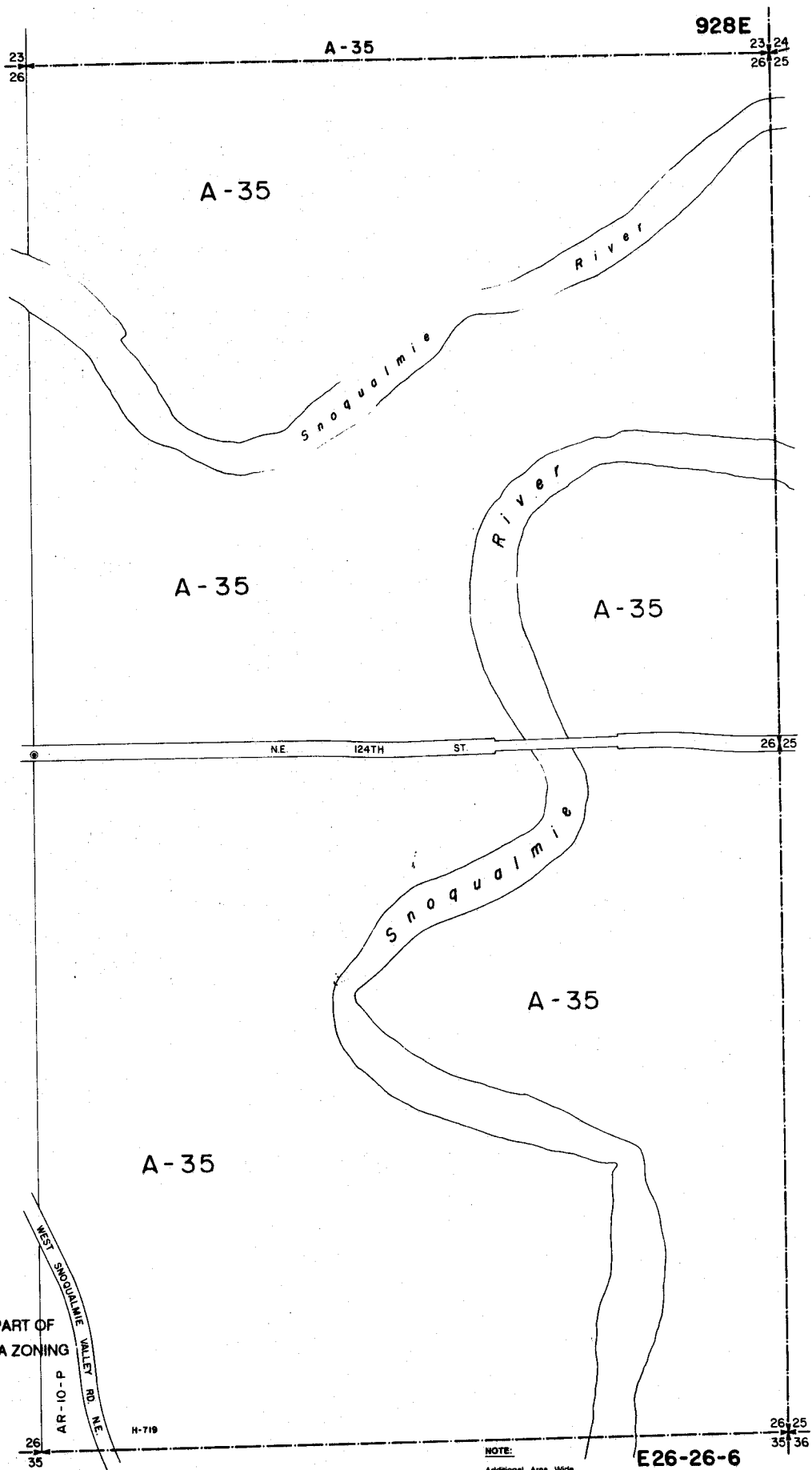
E 26-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING



W 25-26-6

A-35

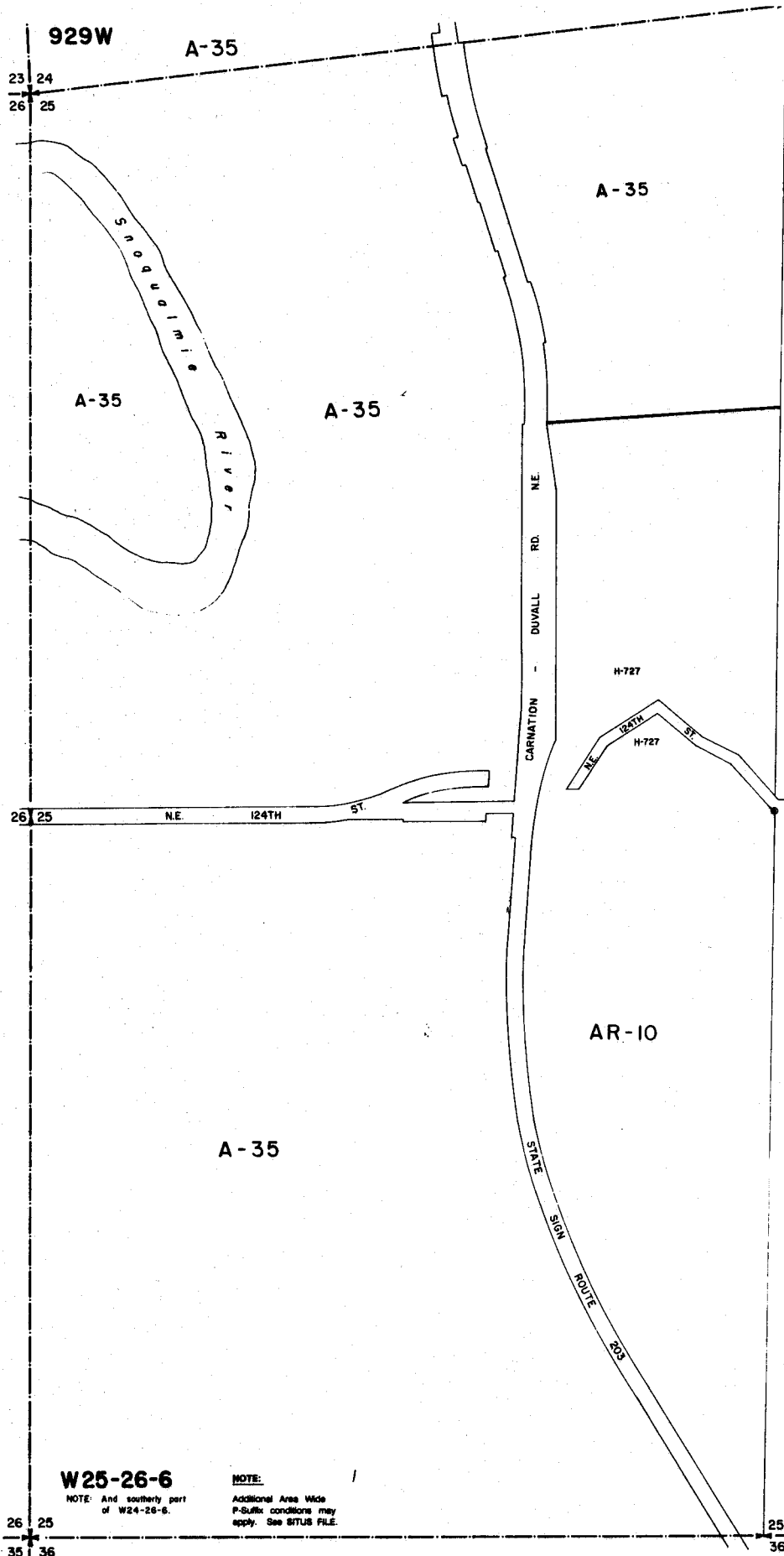
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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.



AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

929E 24.19
25 30

24
25

AR-5

NE 124TH ST

NE 124TH ST

25 30

272ND AVE NE

AR-5

AR-10

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE

NOTE: See E36-26-6 for southerly
zoning of this map (E25-26-6).

E25-26-6

E 35-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

932E

26 25
35 36

26
35

A - 35

SNOQUALMIE RIVER

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

A - 35

WEST SNOQUALMIE VALLEY RD NE

NE. 108TH ST.

AR-10-P

35 36

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

35
2

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

35 36
2 1

E 35-26-6

W 36-26-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

933W

26 25
35 36

25
36

A-35

NE
AVE
268TH

A-35

SNOQUALMIE

RIVER

35 36

A-35

WEST SNOQUALMIE VALLEY RD. NE
AR-10-P
H-530

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

35 36
21

NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

W36-26-6

NE 100TH ST.

36

E 36-26-6

A-35

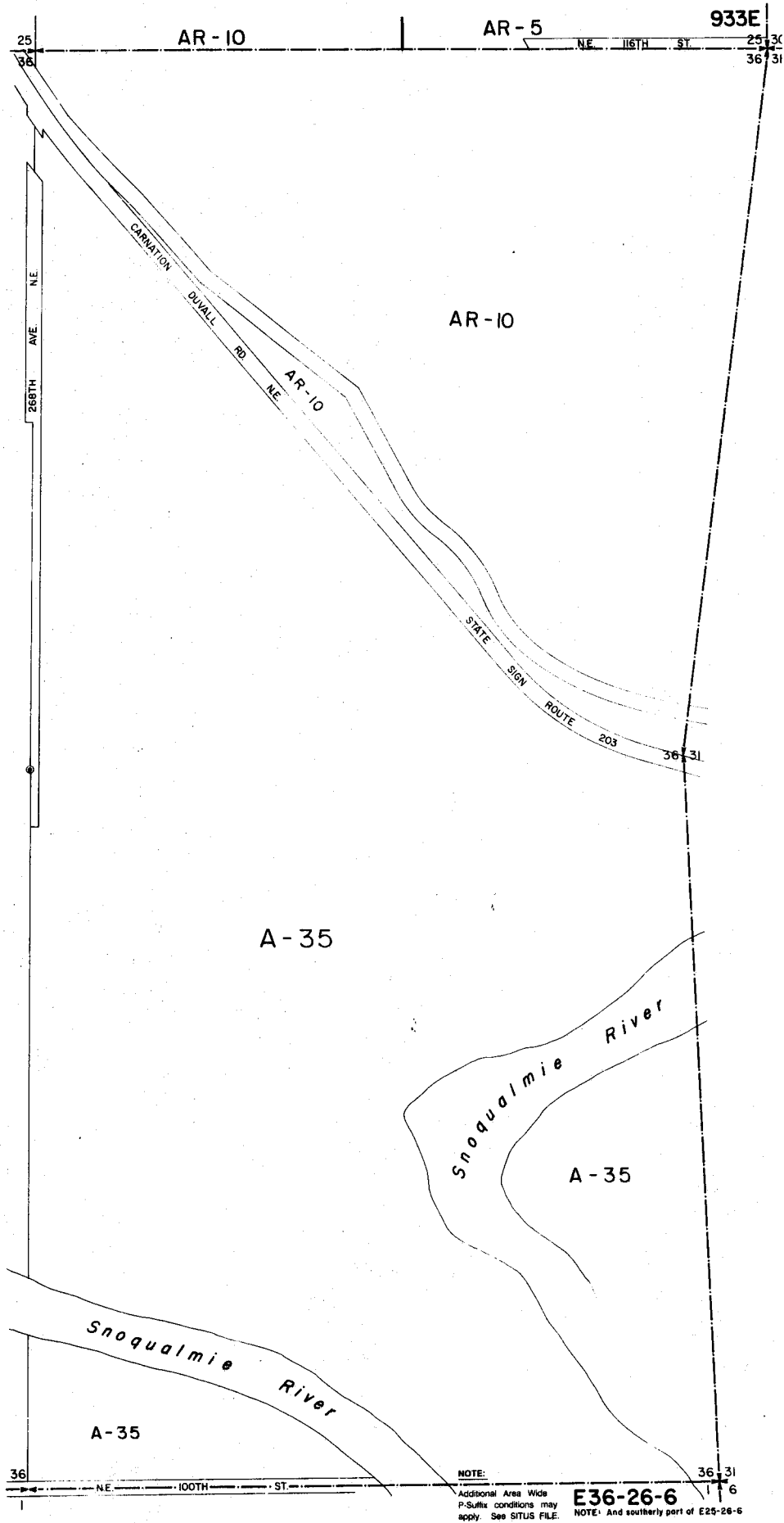
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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

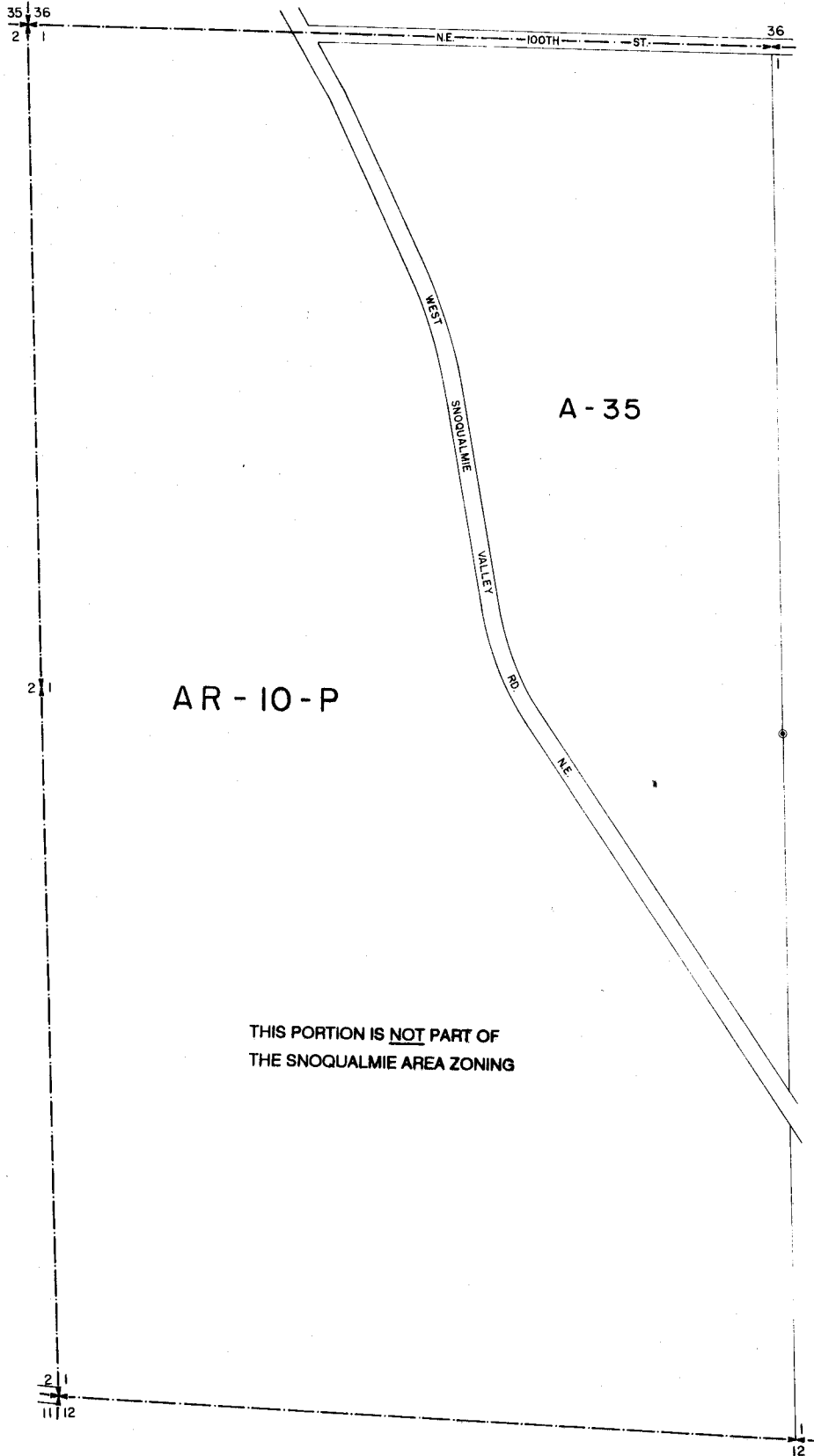


A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

937 W



THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

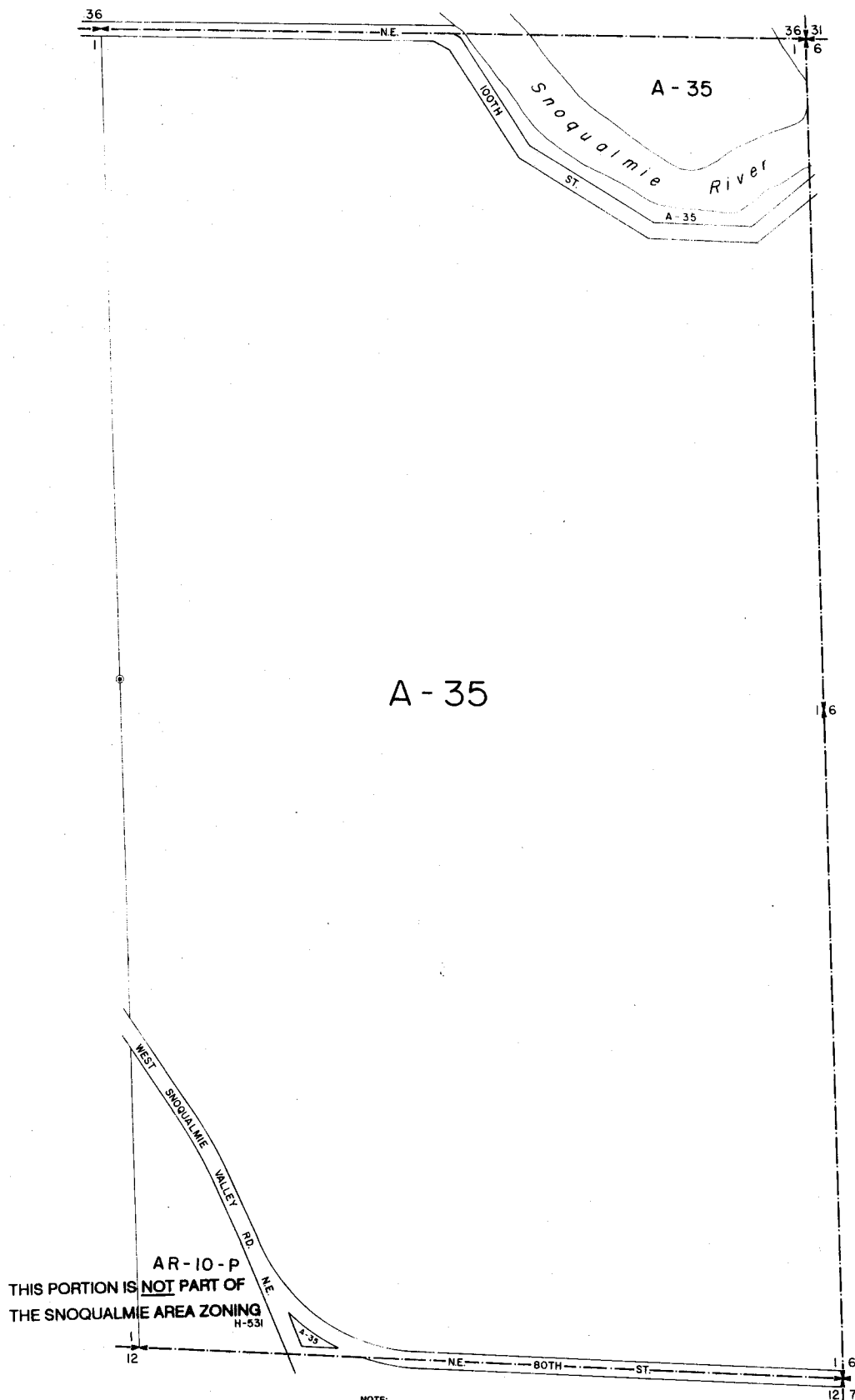
W1-25-6

NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.



NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE

E1-25-6

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

941E

12

N.E. 80TH ST.

12 7

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

A-35

WEST
SNOQUALMIE
VALLEY
RD.
N.E.

AR-10-P

12 7

THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

12
13

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE

E12-25-6

12 7
13 18

W-1/2 T26N R7E

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry and noncommercial compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, SQP-111 and SQP-112.

E-1/2 T26N R7E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-10-P

The following P-suffix shall apply: An undisturbed buffer is required around Moss Lake. The buffer width shall be consistent with the King County Sensitive Areas Ordinance requirements for Class I wetlands.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38 and SQP 47.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

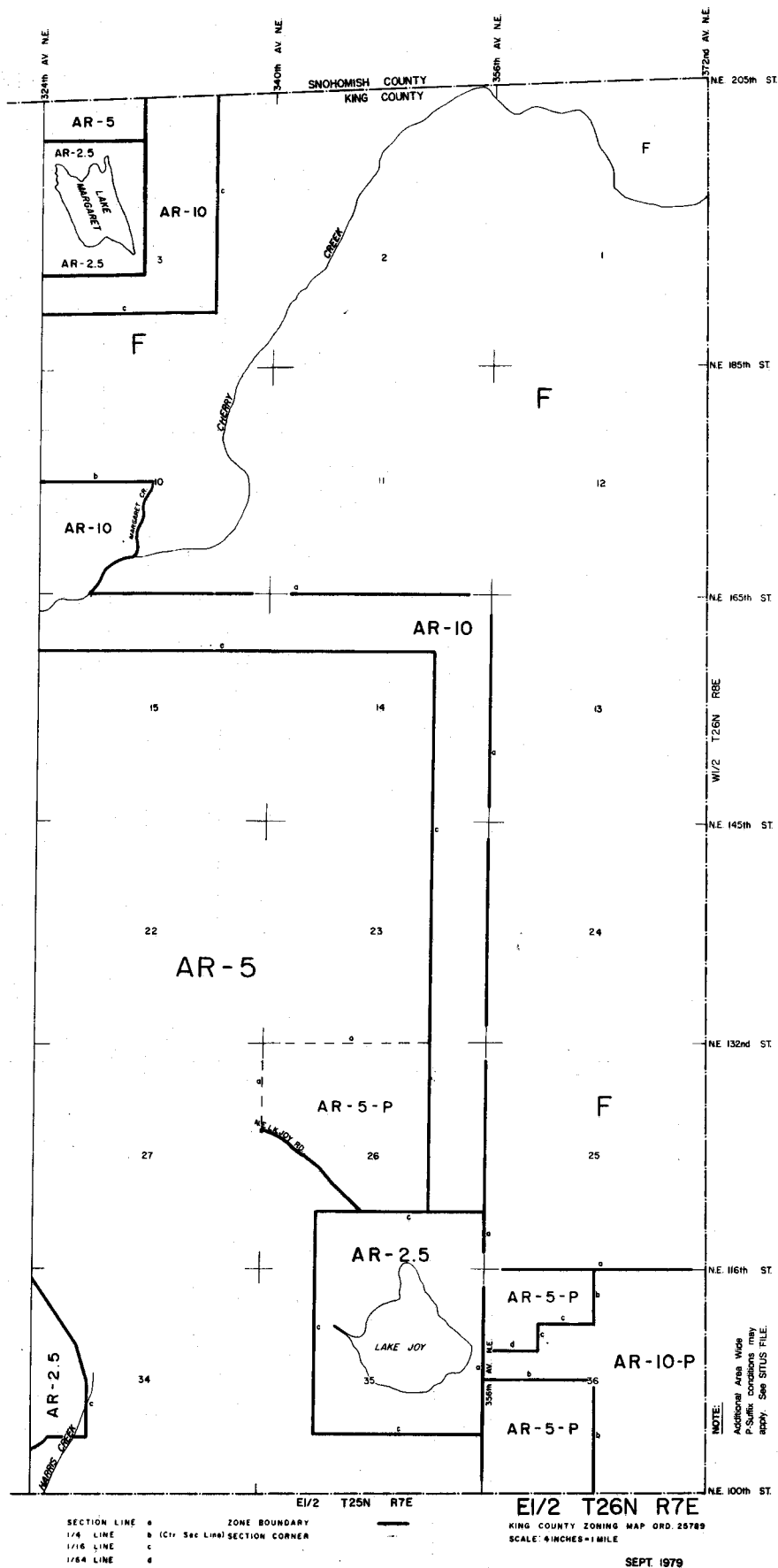
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry and noncommercial compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.



W-1/2 T25N R7E

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

This zoning implements Snoqualmie Valley Community Plan Policy 37.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Carnation City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Carnation, as shown on p-87 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP-66 through SQP 68, SQP 111 and SQP-112.

Sections 16, 17, 20 and 21 of 25N 7E

Areas within these sections are within the City of Carnation Sphere of Influence as delineated on the map on page 87 of the Snoqualmie Valley Community Plan. Policy SQP 67 shall apply.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

Section 4 of 25N 7E

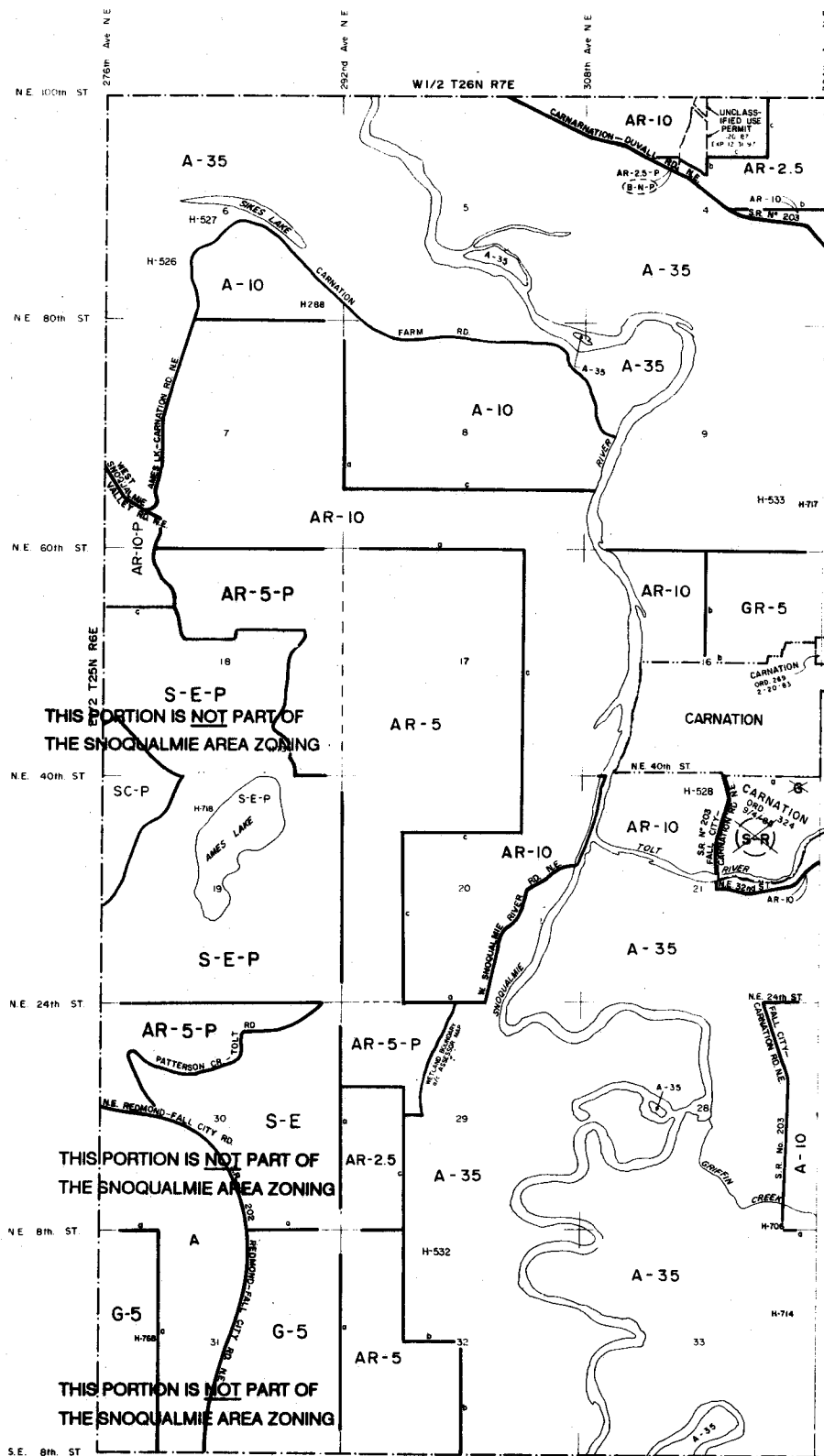
AR-2.5 POTENTIAL BN-P

The existing store site is located in the Snoqualmie Agricultural Production District where commercial land uses are not permitted. The existing store site will not be recognized by a commercial zone and will be treated as a legal non-conforming use subject to the general provisions, conditions and exceptions contained in K.C.C. 21.52. (General Provisions - Nonconforming Building and Uses). The purpose of this zone change is to provide the opportunity for the Stillwater Store to relocate.

The zone can only be actualized if the operator of the Stillwater Store wishes to move the store or rebuild on the potentially zoned BN site. The following P-suffix conditions apply:

- o Only the following uses will be allowed:
 - One small convenience retail store for this site.
 - Neighborhood-scale mixed use business-residential subject to a conditional use permit, and subject to conditions governing mixed use development in the BN-P zone.
- o All development, including parking, shall stay at least 50 feet from the top-of-bank of the salmonid stream that runs through the eastern portion of the potentially zoned BN-P site.
- o The applicant shall remove all buildings and fuel tanks from the former store site and the stream corridor on the site should be restored to natural conditions (as feasible), based on recommendations by State Department of Fisheries (WDF).
- o Additional right-of-way, to be determined by the State, shall be dedicated along SR-203 for operational and safety improvements at the intersection of Northeast Stillwater Road and SR-203.

This zoning implements Snoqualmie Valley Community Plan policy SQP 94.



W1/2 T25N R7E
KING COUNTY ZONING MAP ORD. 25789
SCALE: 4 INCHES = 1 MILE

NOTE:
See Situs file for P-Suffix
conditions.

SECTION LINE
1/4 LINE
1/16 LINE
1/64 LINE

ZONE BOUNDARY
SECTION CORNER

E-1/2 T25N R7E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

A-10

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and establishing a larger minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan and outside the floodplain of the Snoqualmie River.

This zoning implements Snoqualmie Valley Community Plan Policy 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

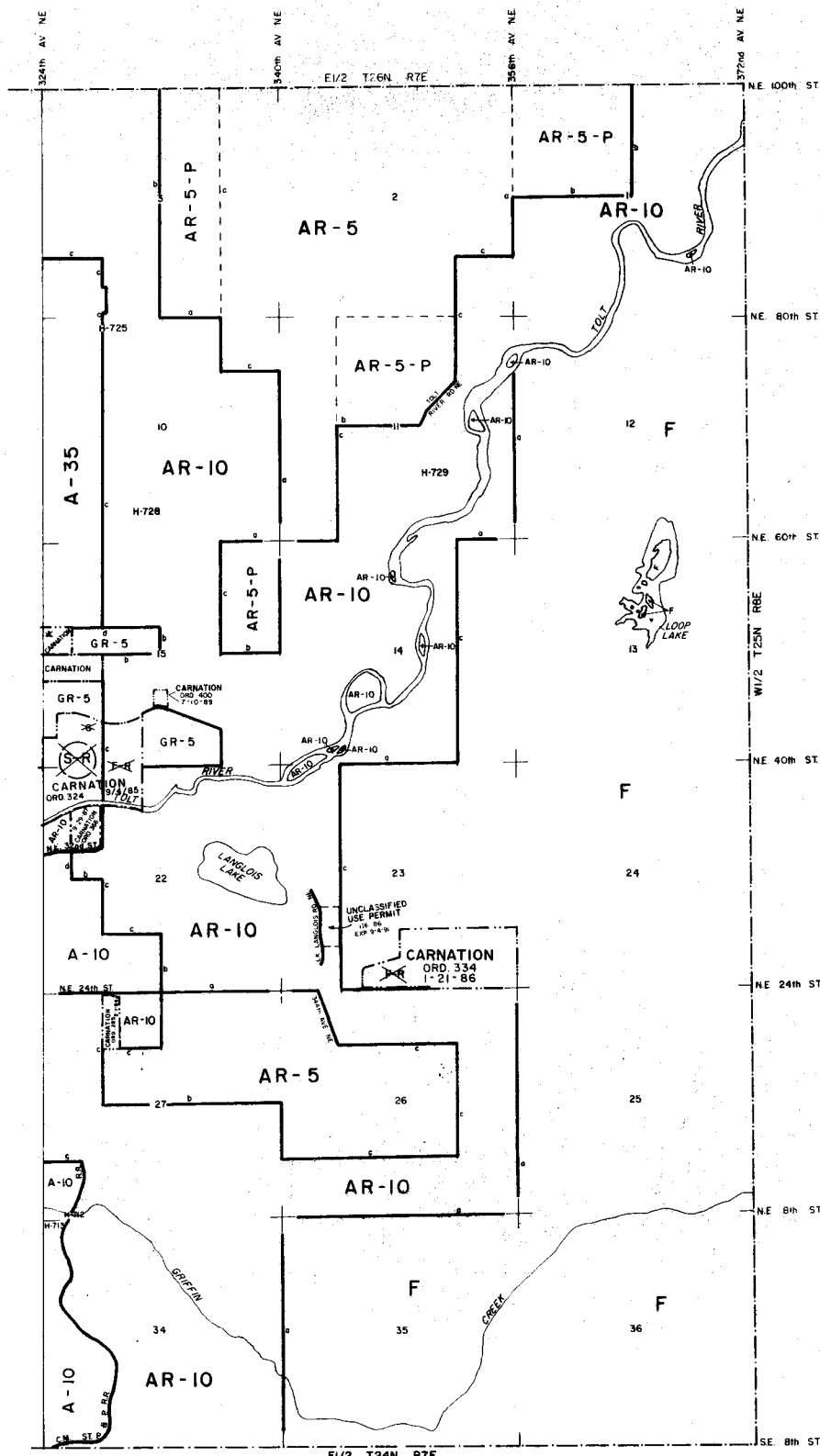
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This area is located in Expansion Area 1 for the City of Carnation, as shown on p-87 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP 52 through SQP 64, SQP 66 through SQP 68, SQP 111 and SQP 112.

Sections 11, 14, 15 and 22 of 25N, 7E

Areas within these sections are within the City of Carnation Sphere of Influence as delineated on the map on page 87 of the Snoqualmie Valley Community Plan. Policy SQP 67 shall apply.



SECTION LINE
 1/4 LINE
 1/16 LINE
 1/64 LINE

ZONE BOUNDARY
 SECTION CORNER

E1/2 T24N R7E

NOTE:

Additional Area Wide
 P-Suffix conditions may
 apply. See SITUS FILE.

E1/2 T25N R7E
 KING COUNTY ZONING MAP ORD. 25769
 SCALE: 4 INCHES = 1 MILE

SEPT. 1979

W-1/2 T24N R7E

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

GR-2.5 POTENTIAL SR

This area is part of the unincorporated Rural Activity Center of Fall City. The purpose of this zoning is to allow low residential density clustered development to prevent premature urban development before adequate public facilities (sewer and water) and services become available in the area. The GR-2.5 zone, while allowing reasonable uses of property, reserves large tracts of land for possible future urban or suburban growth. It also prevents the establishment of uses and subdivision patterns which may prevent efficient provision of public services and future residential development at urban densities.

This zoning implements Snoqualmie Valley Community Plan policies SQP 87 and SQP 89.

AR-10 Potential MP-P

Environmental studies must be prepared which include an opportunity for public review and comment and examine the impacts of the proposed uses on surrounding rural residential lands and the historic Preston core. Elements should include but not be limited to: appropriateness of the proposed use; impacts of proposed roads; size and scale of the proposed development; visibility from I-90 and compliance with the I-90 guidelines in the Snoqualmie Valley Community Plan Policies SQP 96 - SQP 100; impact to surrounding residential areas and historic Preston; vegetation retention; slope preservation; buffers; and any other identified environmental concerns. Alternatives evaluated in the environmental studies should include rural residential zoning for these parcels. Identified mitigation should become conditions of project approval, including such items as buffers, retention of existing vegetation and reforestation. Unavoidable adverse impacts will indicate the need for additional mitigation, project modification or project denial. The environmental studies shall discuss all relevant policies related to the Preston area and Interstate 90.

If the MP-P zoning is approved, the following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of the building permit, an overall development plan shall be submitted to and be approved by the Building and Land Development Division. The site plan shall be consistent with these additional P-suffix conditions:

AR-10 Potential MP-P

Environmental studies must be prepared which include an opportunity for public review and comment, and examine the impacts of the proposed uses on surrounding rural residential lands and the historic Preston core. Elements should include but not be limited to: appropriateness of the proposed use; impacts of proposed roads; size and scale of the proposed development; visibility from I-90 and compliance with the I-90 guidelines in the Snoqualmie Valley Community Plan Policies SQP 96 - SQP 100; impact to surrounding residential areas and historic Preston; vegetation retention; slope preservation; buffers; and any other identified environmental concerns. Alternatives evaluated in the environmental studies should include rural residential zoning for these parcels. Identified mitigation should become conditions of project approval, including such items as buffers, retention of existing vegetation and reforestation. Unavoidable adverse impacts will indicate the need for additional mitigation, project modification or project denial. The environmental studies shall discuss all relevant policies related to the Preston area and Interstate 90.

If the MP-P zoning is approved, the following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of the building permit, an overall development plan shall be submitted to and be approved by the Building and Land Development Division. The site plan shall be consistent with these additional P-suffix conditions:

- o Applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads. Signs shall be posted prohibiting truck traffic from accessing 308th Ave. SE as it goes through the residential areas adjacent to the site. This segment of 208th Ave. SE should only be used for local access. Truck traffic shall be channeled so they cannot access through this area.
- o All uses of the MP zone are permitted except small convenience retail stores.
- o All waste must be disposed of through an on-site sewage disposal system capable of handling industrial waste products.
- o Utilities shall be underground.
- o Lighting of parking areas, signs and building exteriors shall be designated to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Business signs consistent with those required in a BN (Neighborhood Business) zone classification shall apply. Any ground-supported sign shall not exceed 5 feet in height.

- o Landscape buffers as defined in the Commercial Screening Matrix, p. AZ-36 will be required where manufacturing uses abut rural or resource lands.
- o Type III landscaping, 10 feet wide, shall be required along the perimeter of each separate lot or development.
- o Along identified public trails or trail easements, Type II landscaping, 10 feet wide on both sides of the trail, shall be required.
- o The site plan should include a development plan for a passive public open space area located in the northeastern corner of the site, and shall include park benches and picnic areas.

This zoning change implements Snoqualmie Valley Community Plan policies SQP 96, 97, 99, 100 and SQP 134.

MP-P

The purpose of this zoning is to add developmental conditions to the outright zoned industrial land in the Preston Industrial area. The following P-suffix conditions shall apply:

Prior to the preliminary approval of any subdivision, short subdivision, or the issuance of a building permit, an overall development plan shall be submitted to and be approved by the Planning and Building and Land Development Divisions. The site plan shall be consistent with the following P-suffix conditions:

- o Applicants will be required to design and construct the access road to the northeastern portion of the site to conform to King County's standards for industrial roads. Signs shall be posted prohibiting truck traffic from accessing 308th Ave. SE as it goes through the residential areas adjacent to the site. This segment of 308th Ave. SE should only be used for local access. Truck traffic shall be channeled so they cannot access through this area.
- o All uses of the MP zone area permitted except small convenience retail stores.
- o All waste must be disposed of through an on-site sewage disposal system capable of handling industrial waste products.
- o No buildings or structures shall exceed a height of 45 feet.
- o Utilities shall be underground.

- o Lighting of parking areas, signs and building exteriors shall be designated to minimize glare that would be visible to nearby residential areas or highway travelers.
- o Business signs consistent with those required in a BN (Neighborhood Business) zone classification shall apply. Any ground-supported sign shall not exceed 5 feet in height.
- o Landscape buffers as defined in the Commercial Screening Matrix, p. AZ-36 will be required where manufacturing uses abut rural or resource lands.
- o Type III landscaping, 10 feet wide, shall be required along the perimeter of each separate lot or development.
- o Type II landscaping, 10 feet wide on both sides of the trail, shall be required along identified public trails or trail easements.
- o The site plan should include a development plan for a passive public open space area located in the northeastern corner of the site, and include park benches and picnic areas.

This zoning implements Snoqualmie Valley Community Plan policies SQP 96, 97, 99, 100 and SQP 134.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR 2.5-P

The following P-suffix condition shall apply:

Manufacturing or other zoning designations may be considered through a Plan Amendment Study after decisions have been made on all Potential MP zoning in this area, or five years from the adoption of the Snoqualmie Valley Community Plan, whichever occurs first.

Tax Lot 32-24-07-9029: The log storage yard in its current operating status is recognized as a legal non-conforming use in the AR zone subject to K.C.C. 21.52.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implement Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

F-P

The purpose of this zoning is to permit the Preston Mill to continue to operate as a legal land use. Current operations at the mill are considered to be primary processing and as such are outright permitted uses under the F zone. A Conditional Use Permit would be required for uses beyond primary processing activities, such as film drying.

The following P-suffix shall apply: Manufacturing or other zoning designations may be considered through a Plan Amendment Study after decisions have been made on all Potential MP zoning at the interchange, or five years from the time of the adoption of the Snoqualmie Valley Community Plan, whichever occurs first.

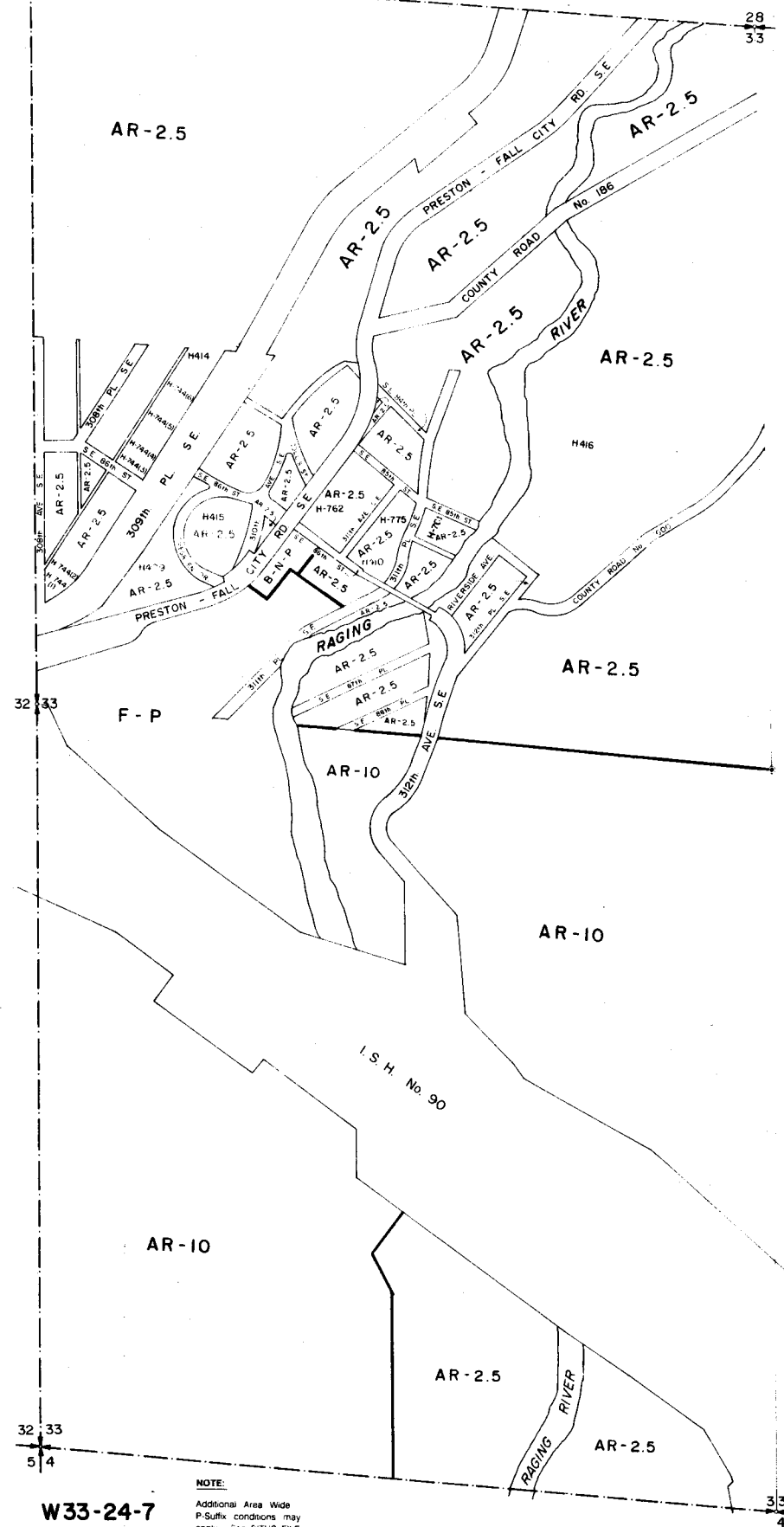
BN-P

The purpose of this zoning is to recognize of the store next to the Preston Mill as a Rural Neighborhood Center. The following P-suffix condition shall apply:

The only use allowed at this site is a small retail store not to exceed 3000 square feet of gross floor area.

This zoning implements Snoqualmie Valley Community Plan policy SQP 94.

W33-24-7



W33-24-7

E-1/2 T24N R7E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city. This area is located in Expansion Area 1 for the City of Snoqualmie, as delineated on page 96 of the Snoqualmie Valley Community Plan. Specific criteria related to annexation are defined in SQP 78 and the agreement between the City of Snoqualmie, King County and the Snoqualmie Ridge Associates regarding Snoqualmie's future annexation of property on the Lake Alice Plateau, date February 12, 1990. Additional policies listed below also apply.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, and SQP-69 through SQP 78.

QM-P

The purpose of this zoning is to provide the existing quarry operation adequate room to efficiently extract the material from the site and to provide adequate buffers against surrounding rural residential areas. The following P-suffix condition shall apply:

The conditions established by Ordinance #8307 (BALD file #122-86R) shall apply to this site.

RM-900-P

The conditions established by Ordinance #7831 (BALD file #109-85R) shall continue to apply.

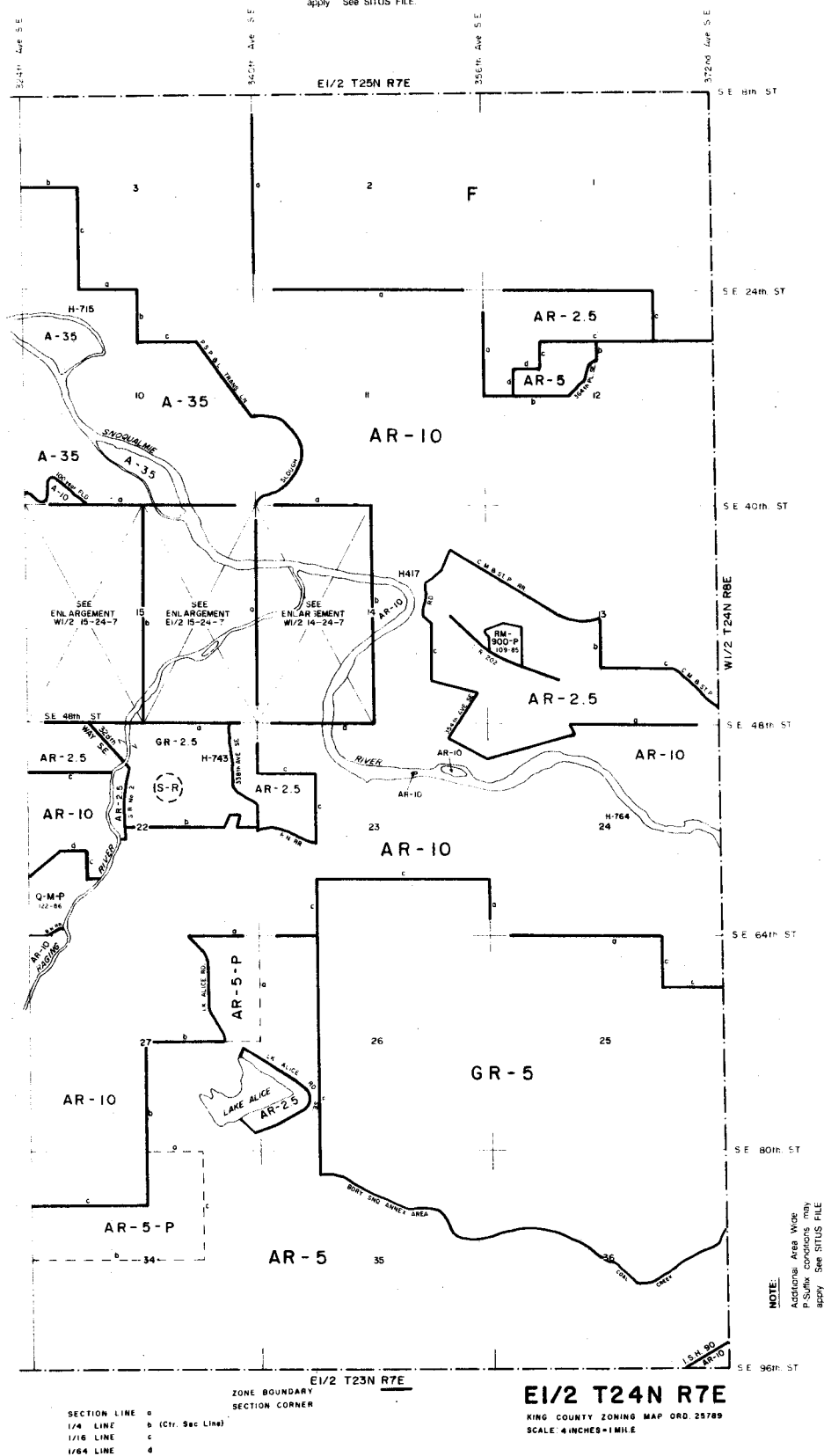
GR-2.5 Potential SR

See page 35 of this Area Zoning document for a complete discussion of this zoning.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

Additional Area Wide
P Suffix conditions may
apply See SITUS FILE



AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

B-C-P on the north side of SR-202 and the eastside of the Fall City-Carnation Rd. SW.

The purpose of this zoning is to recognize existing commercial uses located in the floodplain of the Snoqualmie River. In order to implement Countywide floodplain protection, the following P-suffix conditions shall apply:

1. Development or redevelopment of the site shall only occur on the portion of the site that is above floodplain.
2. No new or additional fill is permitted.

This zoning implements Snoqualmie Valley Community Plan policies SQP-22 and SQP-26.

SR POTENTIAL RD-3600-P

See page 30 of this Area Zoning document for a complete discussion of this zoning.

RD-3600

See page 30 of this Area Zoning document for a complete discussion of this zoning.

B-C-P on the south side of the Snoqualmie River

The conditions established by Ordinance #6993 (BALD file #120-82R) shall continue to apply.

[illegible]

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

GR-2.5 POTENTIAL SR

See page 35 of this Area Zoning document for a complete discussion of this zoning.

SR

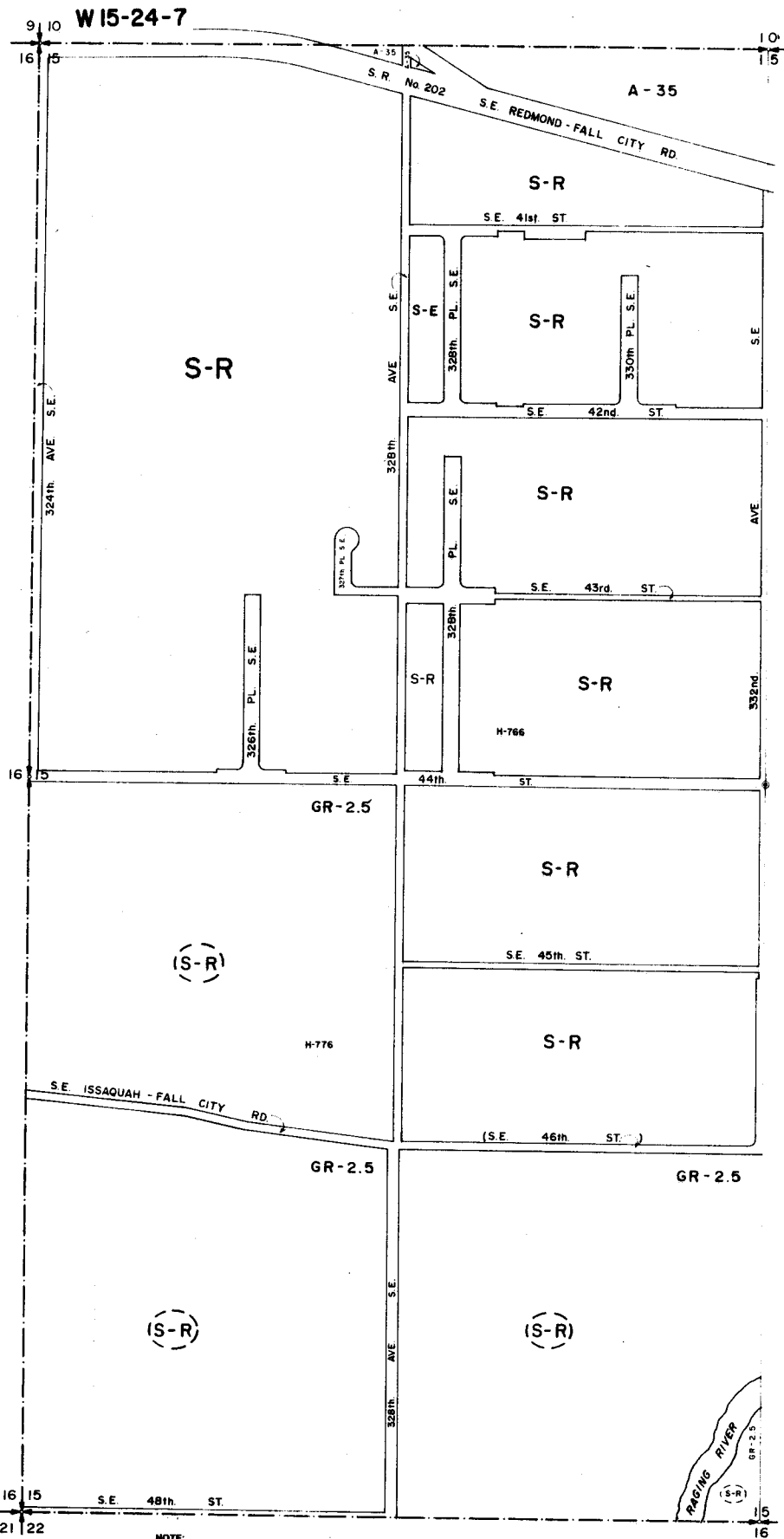
The purpose of this zoning is to recognize existing residential neighborhoods in the Fall City Rural Activity Center, and to implement the King County Comprehensive Plan direction to cluster new development in Activity Centers.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

SE

The purpose of this zoning is to recognize existing neighborhoods in the Fall City Rural Activity Center.

This zoning implements Snoqualmie Valley Community Plan policy SQP 87.



W15-24-7

NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE

E 15-24-7

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

SR

The purpose of this zoning is to recognize existing residential neighborhoods in the Fall City Rural Activity Center, and to implement the King County Comprehensive Plan direction to cluster new development in Activity Centers.

This zoning implements Snoqualmie Valley Community Plan policy SQP 87.

SR Potential CG-P

See page 30 of this Area Zoning document for a complete discussion of this zoning.

BC

The purpose of this zoning is to recognize the existing land use on the site known as the Colonial Inn.

SR Potential BC-P

See page 35 of this Area Zoning document for a complete discussion of this zoning.

RM-900 Potential BC-P

See page 35 of this Area Zoning document for a complete discussion of this zoning

RD-3600

See page 30 of this Area Zoning document for a complete discussion of this zoning.

GR 2.5 Potential SR

See page 29 of this Area Zoning document for a complete discussion of this zoning.

M-H-P

The conditions established by Ordinance #5664 (BALD file #157-80R) shall continue to apply.

B-C-P on the east side of the Preston-Fall City Road and the south side of the Snoqualmie River.

The conditions established by Ordinance #6993 (BALD file #120-82) shall continue to apply.

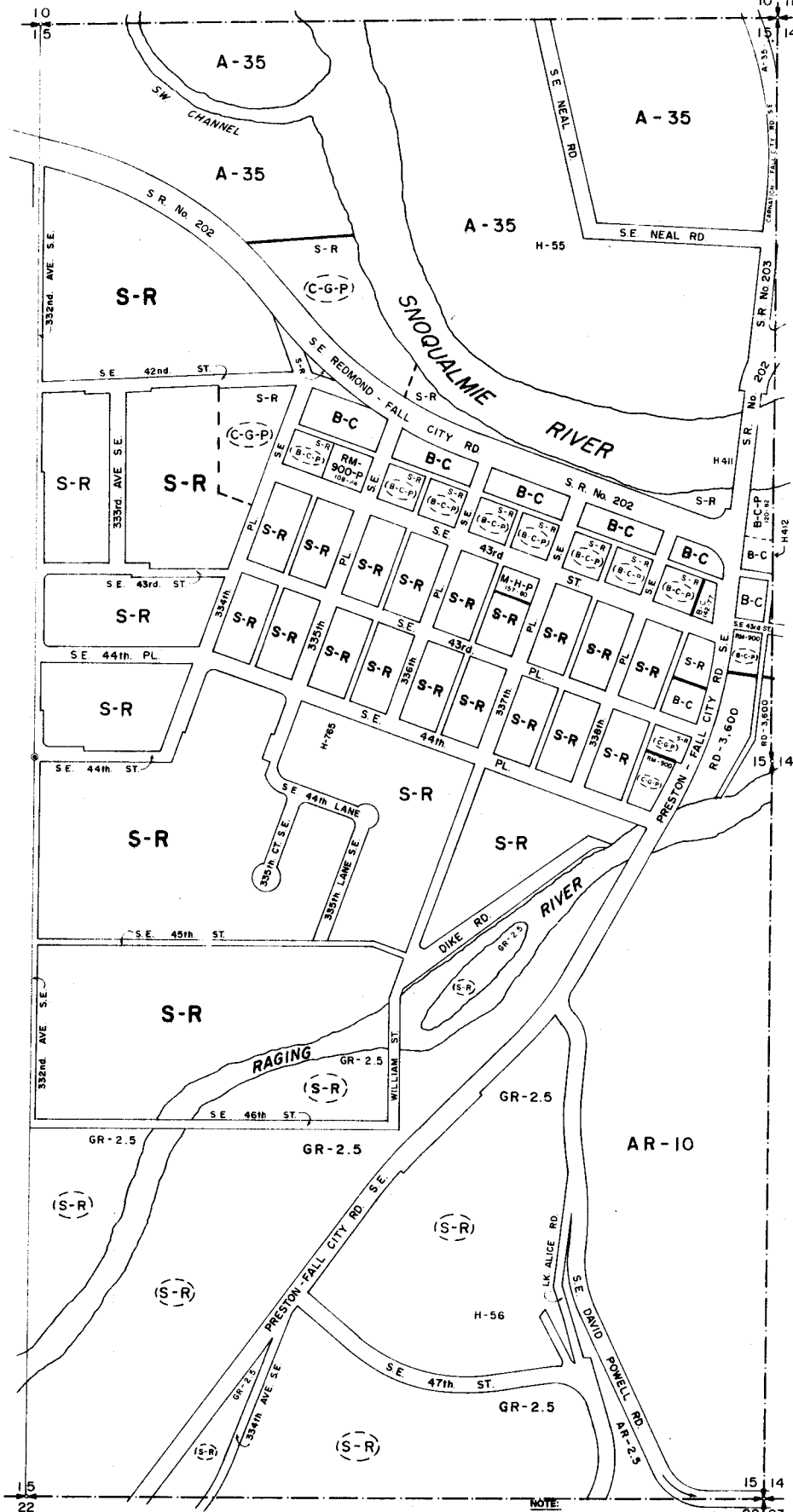
RM-900-P on the east side of 335th Pl. SE and the north side of SE 43rd St.

The conditions established by Ordinance #6916 (BALD file #108-84R) shall continue to apply.

RM-900 Potential C-G-P

See page 30 of this Area Zoning document for a complete discussion of this zoning.

E15-24-7



NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE

E15-24-7

W-1/2 T23N R7E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

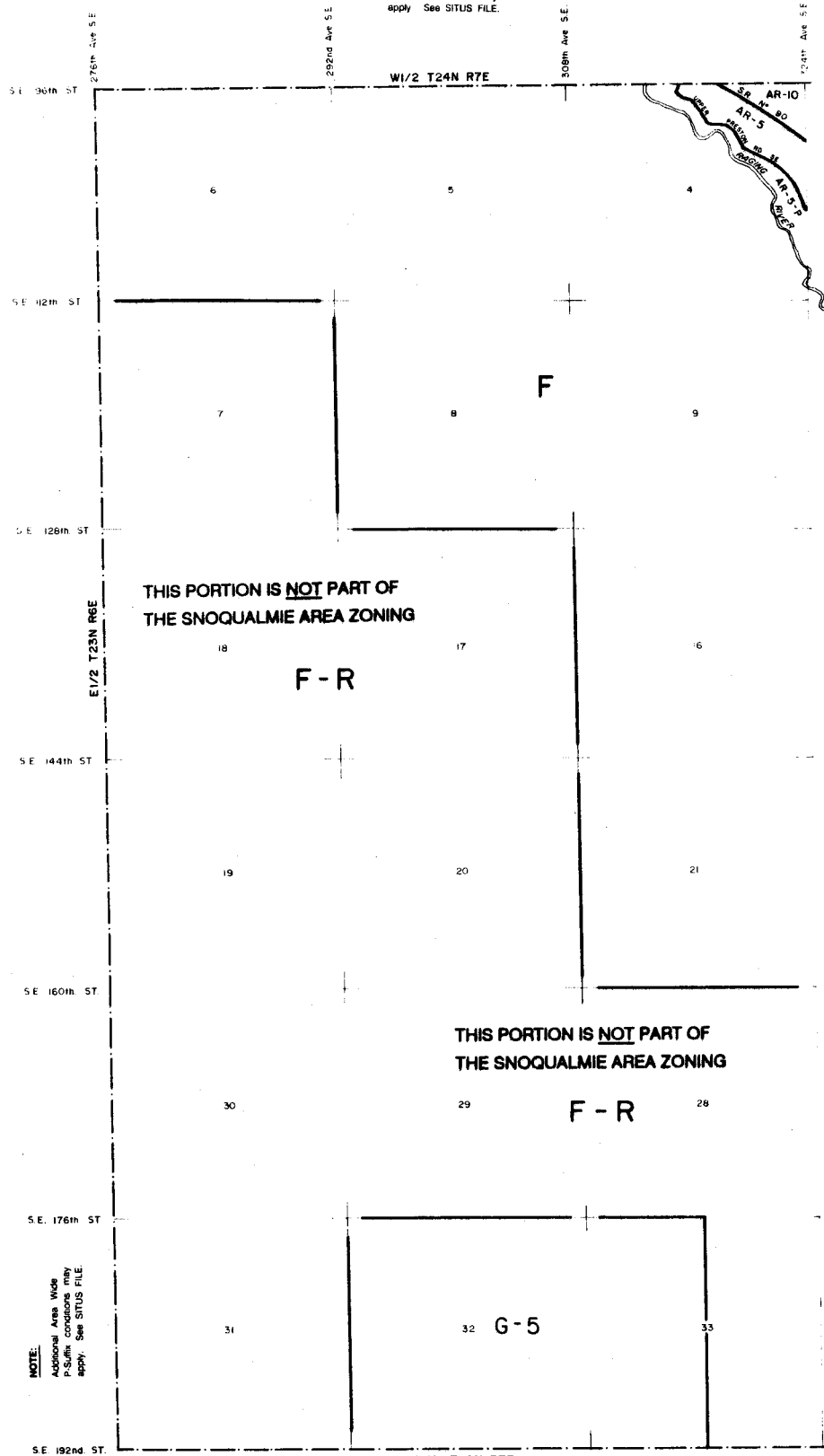
This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

NOTE:

Additional Area Wide
P-Suffix conditions may
apply See SITUS FILE.



NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

WI/2 T23N R7E

KING COUNTY ZONING MAP ORD. 28789
SCALE: 4 INCHES = 1 MILE

WI/2 T22N R7E

SECTION LINE a
1/4 LINE b (Cty. Sec Line)
1/16 LINE c
1/64 LINE d
ZONE BOUNDARY
SECTION CORNER

E-1/2 T23N R7E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-5 (Interchange area)

The purpose of this zoning is to prevent the establishment of non-residential land uses that would be inconsistent with the goals of the Snoqualmie Valley Community Plan and the King County Comprehensive Plan. The plans recommend that commercial and industrial development should occur in Rural Activity Centers and their agreed upon expansion areas. At the time of plan development there was no commercial or industrial development and such land uses were considered inappropriate at this interchange.

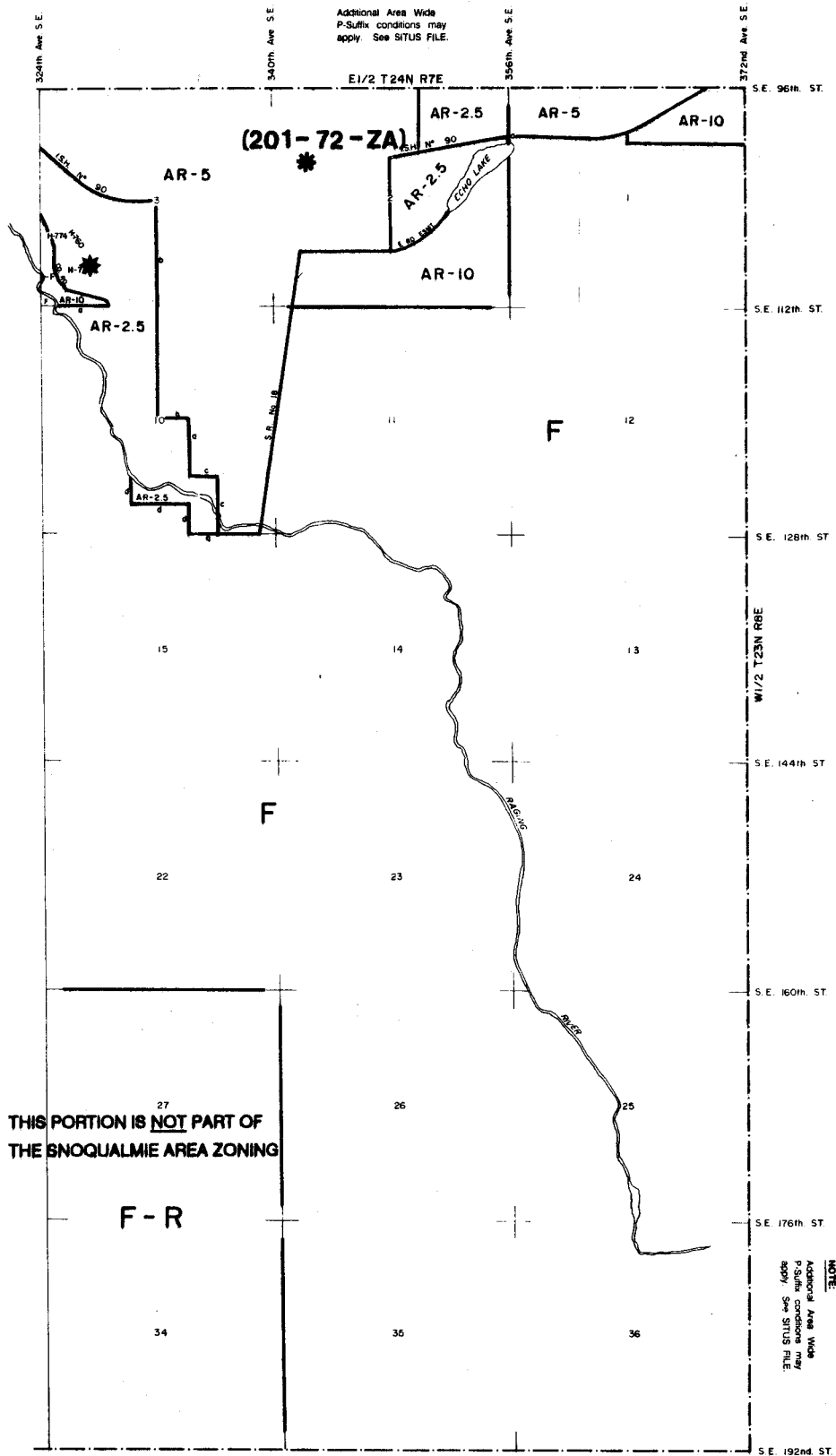
This zoning implements Snoqualmie Valley Community Plan policy SQP 98.

AR-5 (BALD File #201-72-ZA)

Because Planned Unit Developments are not permitted in the AR zone classification the PUD designation for the Recreational Vehicle Park is removed. Any expansion or alteration of the RV park will require a County issued Conditional Use Permit. Until a new permit is applied, for any conditions of development contained in the original file (201-72-ZA), if any, shall continue to apply.

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.



THIS PORTION IS NOT PART OF
THE SNOQUALMIE AREA ZONING

F - R

SECTION LINE 4
1/4 LINE 5 (Cfr. Sec. Line)
1/8 LINE 6
1/64 LINE 4

ZONE BOUNDARY
SECTION CORNER

E1/2 T22N R7E

E1/2 T23N R7E

KING COUNTY ZONING MAP ORD. 25789
SCALE: 4 INCHES = 1 MILE

NOTE:
Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

T26N R8E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

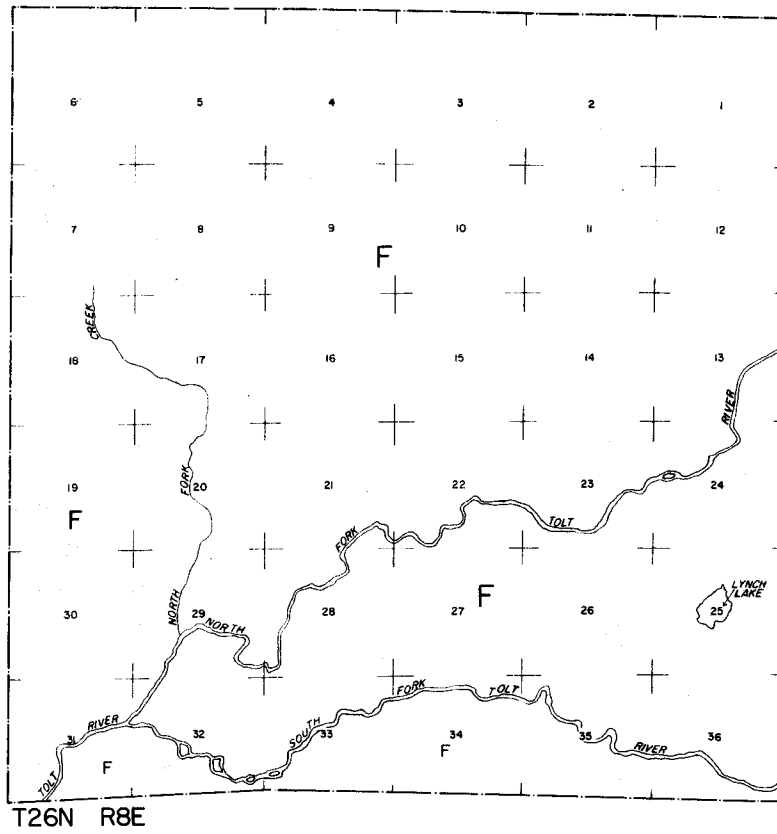
This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

T25N R8E

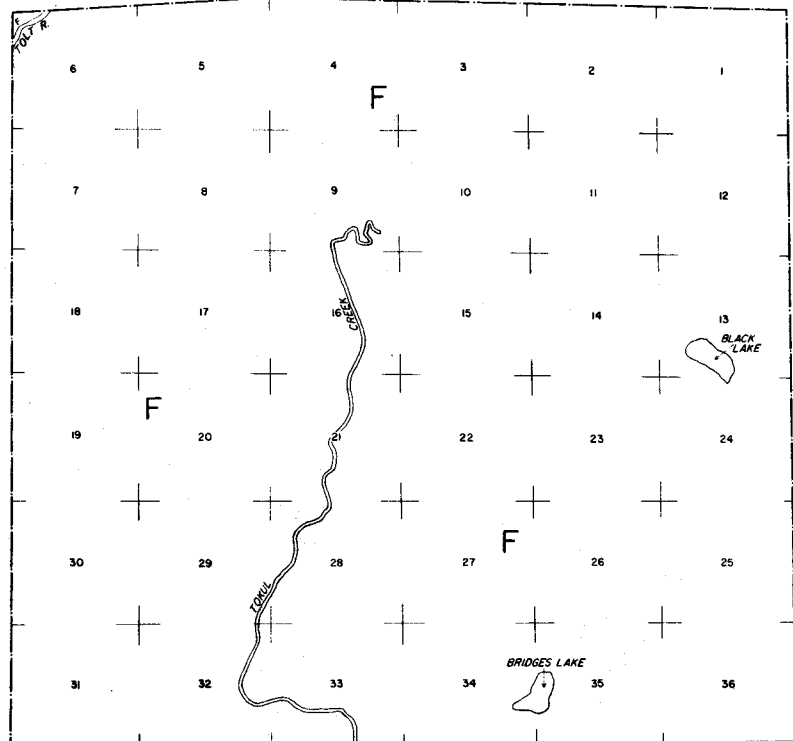
E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.



NOTE:
 Additional Area Wide
 F-Suffix conditions may
 apply. See SITUS FILE



T25N R8E
 KING COUNTY ZONING MAP ORD. 28789
 SCALE: 2 INCHES=1 MILE

SECTION LINE a
 1/4 LINE b (1/4 Sec Line) SECTION CORNER
 1/16 LINE c
 1/64 LINE d

W-1/2 T24N R8E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

M-H-P and F-P

These zoning designations recognize the Weyerhaeuser Mill in Snoqualmie as a resource-based industrial use. The mill is in the City of Snoqualmie Expansion Area 2, described on page 99 of the Snoqualmie Valley Community Plan. The F-P zoning is applied to land within the floodway. M-H-P zoning is applied to land outside the floodway. The following P-suffix conditions shall apply:

A. General

1. Minimum 50' buffers on all property boundaries adjacent to residential areas.
2. Pursuant to Comprehensive Plan Policy CI-502, joint planning between King County and the City of Snoqualmie is required for redevelopment of the mill site for uses other than forest products manufacturing pursuant to an interlocal agreement to be adopted by the City, the County and the property owner. The interlocal agreement shall provide for a review process under which:
 - a. An application is submitted to both jurisdictions.
 - b. The City shall provide its comments to the County.

- c. The County shall consider the City's comments and render a decision which it shall transmit to the City.
 - d. The City shall approve or deny the County's decision in its entirety within 60 days, but may not modify its application to address those concerns. A modified application shall be subject to the review process outlined in paragraphs a-d.
3. The City's review and approval or denial shall be governed by the following development standards. The interlocal agreement may elaborate upon these standards.

B. Public Services and Utilities

- 1. Development of any necessary utilities, roads, and public facilities shall occur prior to issuance of any occupancy permits.
- 2. The property owner shall pay its proportionate share of the capital cost of expansion of any city utility or service which is necessitated by the proposed development to ensure that burdens which would not otherwise occur will not be imposed on existing residents or facilities.

C. Compatibility

As indicated in Policy SQP-79, the City and County recognize the historic industrial use and support continued industrial use of the property. Industrial use of the property other than forest product manufacturing should not be construed as a public nuisance per se where carried on in a reasonable manner and in compliance with any applicable regulations even though it may have impacts on nearby rural properties. Consideration shall be given to the existing rural, resource-related character of the City of Snoqualmie and to the nature and extent of impacts on surrounding properties.

D. Open Space

A portion of the property shall be set aside for open space. Open space may include the floodway and trail along the Snoqualmie River required by Condition 4(G).

E. Drainage Facilities

1. A master drainage plan consistent with the criteria in the King County Surface Water Design Manual for the entire property shall be prepared.
2. Surface water drainage control systems shall prevent the following unacceptable impacts:
 - a. Aggravation of existing flooding problems;
 - b. Destabilization of natural drainage systems;
 - c. Unstable soil conditions; and
 - d. Degradation of water quality in the Snoqualmie River.

F. Transportation

1. A Transportation Plan shall be prepared which considers applicable City and County plans and policies.
2. The property owner shall comply with the County's Mitigation Payment System (MPS), if applicable. If the MPS is not applicable to this area, the property owner shall pay its proportionate share of any transportation improvements made necessary as a direct result of the proposed development.
3. The property owner shall develop a Transportation Management Plan to minimize the necessity for single occupancy automobile usage.

G. Sensitive Areas

1. The desired development shall comply with the King County Sensitive Areas Ordinance.
2. The old Mill Pond shall be restored to improve its habitat and water quality functions, including removal of sinker logs and fill. The restoration plan shall be reviewed and approved by the King County BALD wetland biologist and Resource Planning Section staff.
3. Bank restoration along the reach of the Snoqualmie River, if necessary as a result of the proposed development.
4. Public access along the Snoqualmie River and the southern portion of the old Mill Pond.
5. The property owner will not oppose annexation if the proposed development requires extension of additional city services.
6. P-suffix conditions apply to redevelopment of the mill site with other industrial uses, not forest product manufacturing.
7. The rezone process may be used to modify the zone boundary based on additional information regarding the more precise location of the zero rise flood boundary.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, and SQP-111 and SQP-112.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

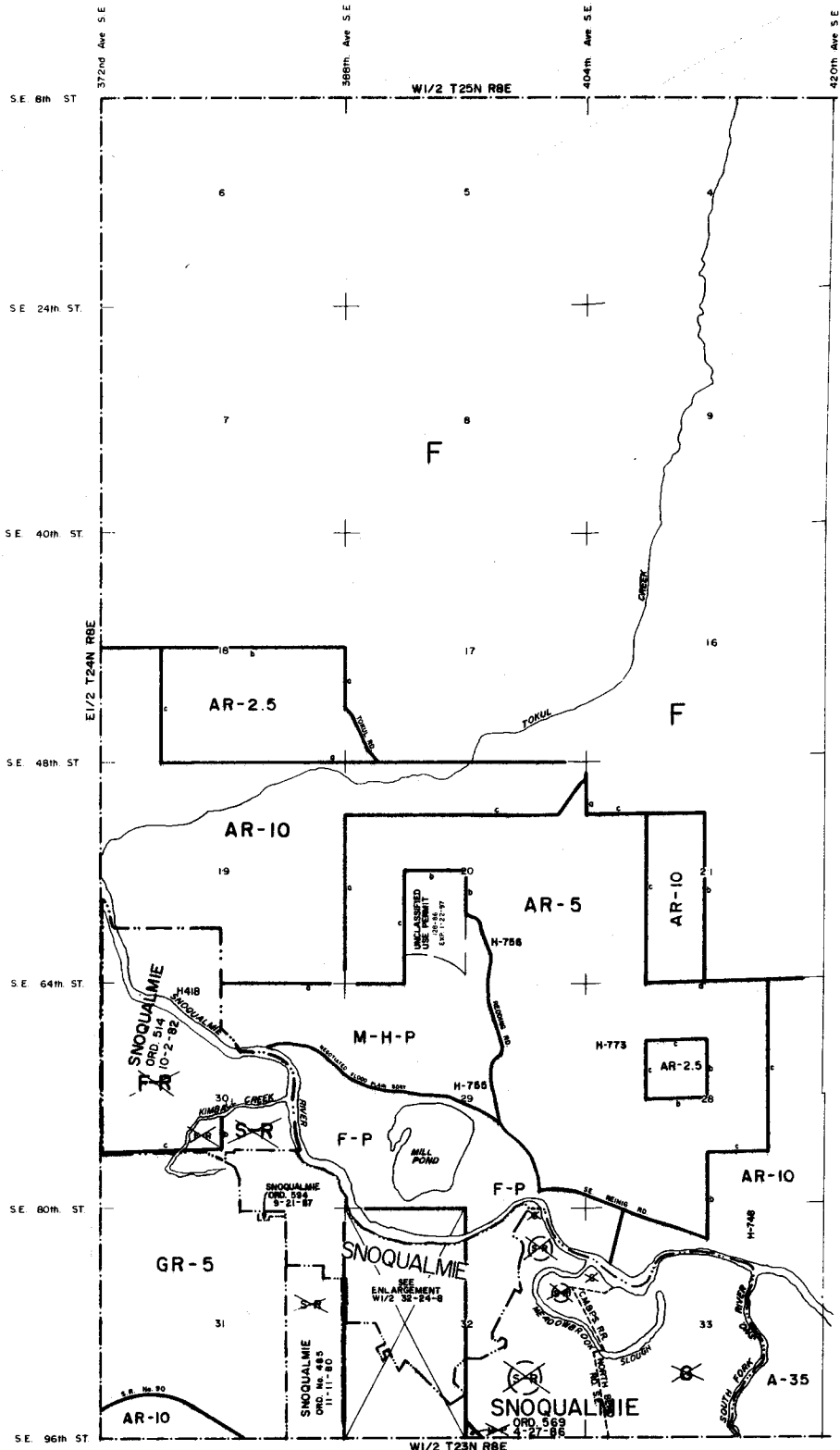
AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.



WI/2 T24N R8E

KING COUNTY ZONING MAP ORD. 29789
SCALE: 4 INCHES=1 MILE

SECTION LINE a
1/4 LINE b (Cfr. Sec. Line)
1/8 LINE c
1/4 IN d

ZONE BOUNDARY
SECTION CORNER

W 32-24-8

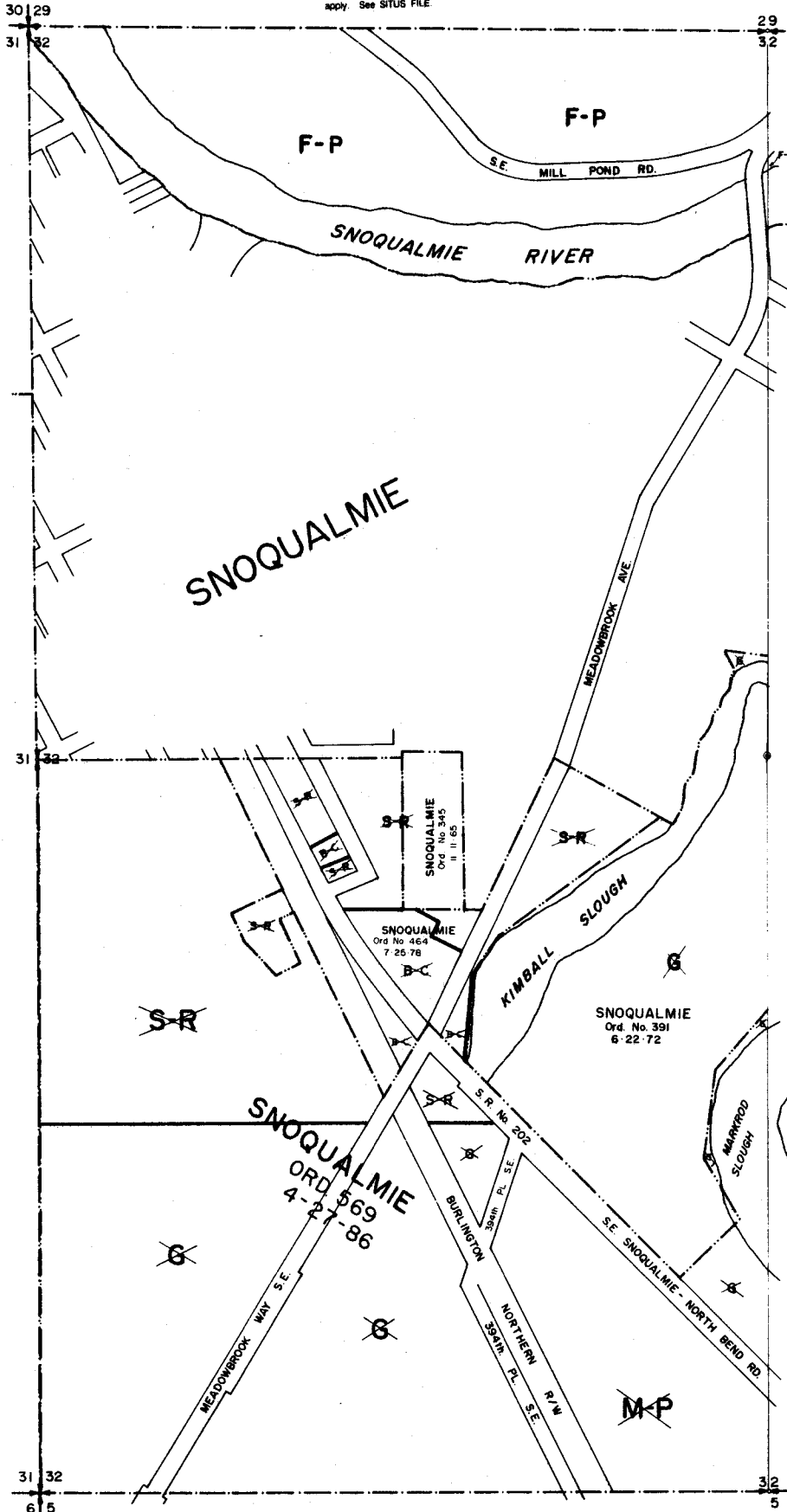
F-P

See description of F-P zoning on page 166 of Snoqualmie Area Zoning.

W32-24-8

NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.



W32-24-8

E-1/2 T24N R8E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

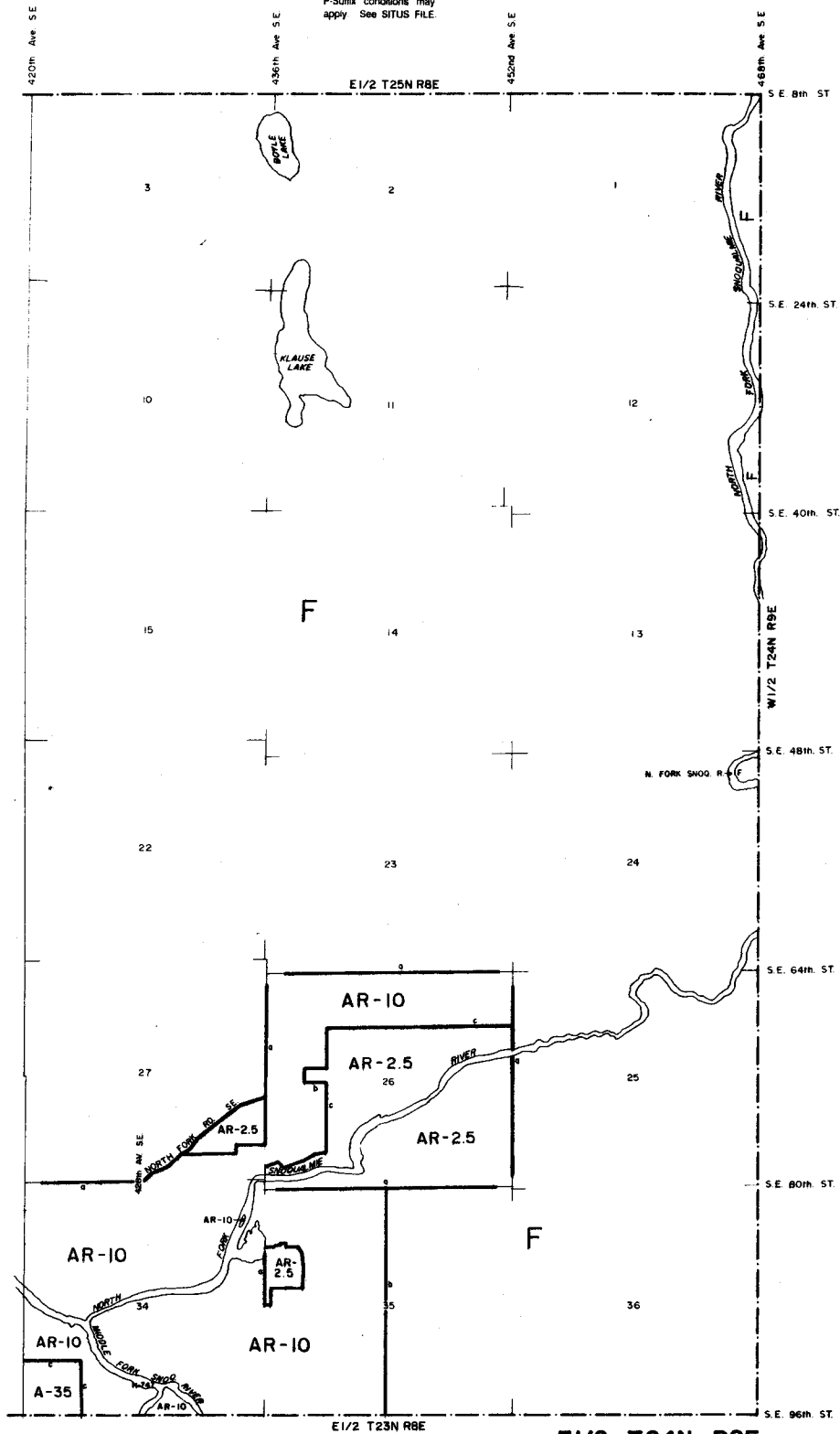
AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

NOTE:

Additional Area Wide
P-Suffix conditions may
apply See SITUS FILE.



SECTION LINE a
1/4 LINE b (Cr. Sec. Line)
1/16 LINE c
1/64 LINE d

ZONE BOUNDARY
SECTION CORNER



E1/2 T24N R8E

KING COUNTY ZONING MAP ORD. 26789
SCALE: 1 INCHES = 1 MILE

APPROX 107P

W-1/2 T23N R8E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

A-35

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This zoning implements Snoqualmie Valley Community Plan policies SQP 35 and SQP 36.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the North Bend City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of North Bend, as shown on page 105 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP-81, SQP-111 and SQP 112.

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.



SECTION LINE	a	ZONE BOUNDARY
1/4 LINE	b (Crr. Sec. Line)	SECTION CORNER
1/16 LINE	c	
1/64 LINE	d	

E-1/2 T23N R8E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

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This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

A-35

The purpose of this zoning in the Snoqualmie Agricultural Production District is to permit uses related to agricultural production and to establish a large minimum lot area which will retain parcels large enough to be managed for agriculture, while discouraging non-agricultural development. This zone is applied to lands within Agricultural Production Districts designated by the King County Comprehensive Plan and within the 100-year flood plain of the Snoqualmie River, and to lands where development rights have been purchased under King County's Farmland Preservation Program.

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AR-5

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This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

AR-5-P

The purpose of this zoning is to implement policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to protect sensitive natural features. The following P-suffix shall apply: Subdivision activity within this zone designation requires the site plan review process to determine the boundary of sensitive areas as defined in the King County Sensitive Areas Folio. Density is restricted to one home per 10 acres for sensitive areas. One home per five acres is allowed on the non-sensitive areas. Mandatory clustering is required on the non-sensitive areas unless the entire site is a mapped sensitive area. This zoning implements Snoqualmie Valley Community Plan policies SQP 45 and SQP 48.

GR-5

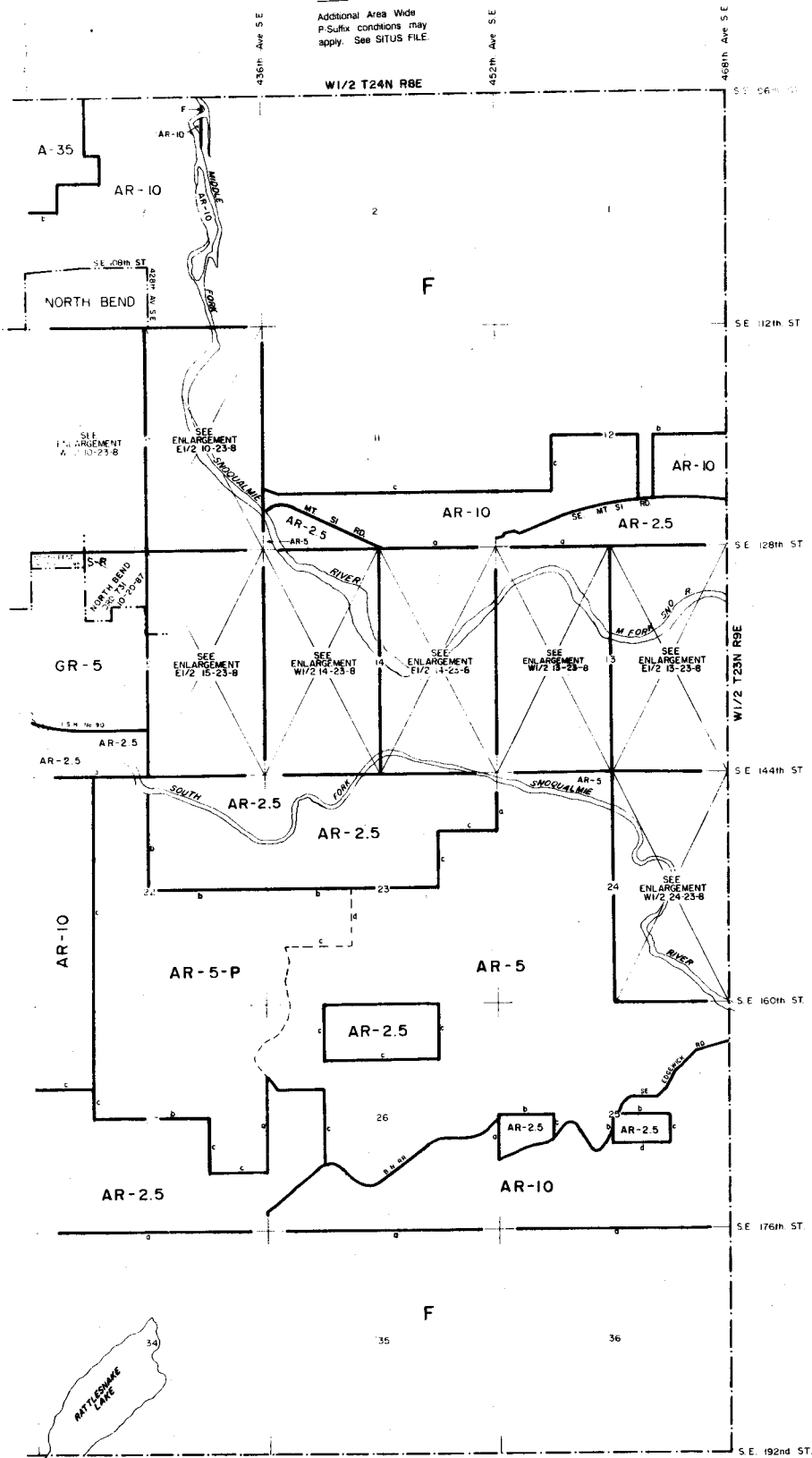
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This area is located in Expansion Area 1 for the City of North Bend, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP 81, SQP 111 and SQP 112.

NOTE:

Additional Area Wide
P.Suffix conditions may
apply. See SITUS FILE



SECTION LINE a
1/4 LINE b (Ctr. Sec Line) SECTION CORNER
1/16 LINE c
1/64 LINE d

E1/2 T22N R8E

E1/2 T23N R8E

KING COUNTY ZONING MAP ORD. 25789
SCALE: 4 INCHES = 1 MILE

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

CG-P

See item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for King County to identify appropriate areas for future city expansion. This zone designation differentiates the Duvall City Expansion Area from surrounding rural and resource land. The GR-5 zone prescribes an overall density of one unit per five acres, but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation to the city, based on criteria in the Snoqualmie Valley Community Plan.

This area is located in Expansion Area 1 for the City of Duvall, as shown on p-83 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-65, and SQP-111 and SQP-112.

3
10

BEND

NORTH

AR-10

AR-10

C-G-P

~~CG~~

NORTH BEND
ORD. 731
10-20-87

TH
ORD. 731
10-20-87

~~S-R~~

SF 127TH PL

NORTH
BEND

GR-5

W10-23-8

910

NORTH BEND
ORD. 879
3-1-88

~~RM-
800~~

~~S-R~~

9 | 14

16

NOTE:

Additional Area Wide
P.Suffix conditions may
apply. See SITUS FILE.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

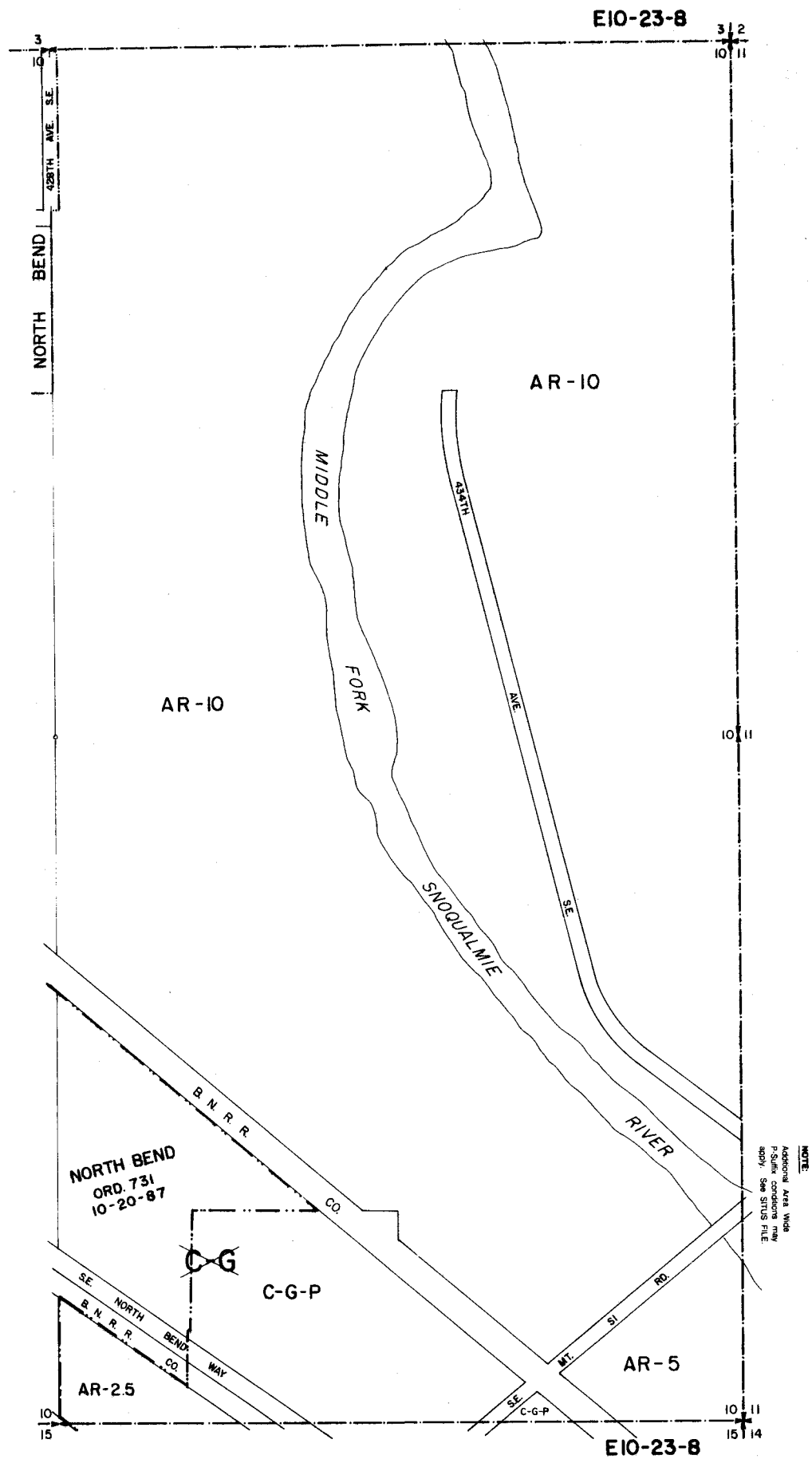
AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

CG-P

See Item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.



AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

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This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

CG-P

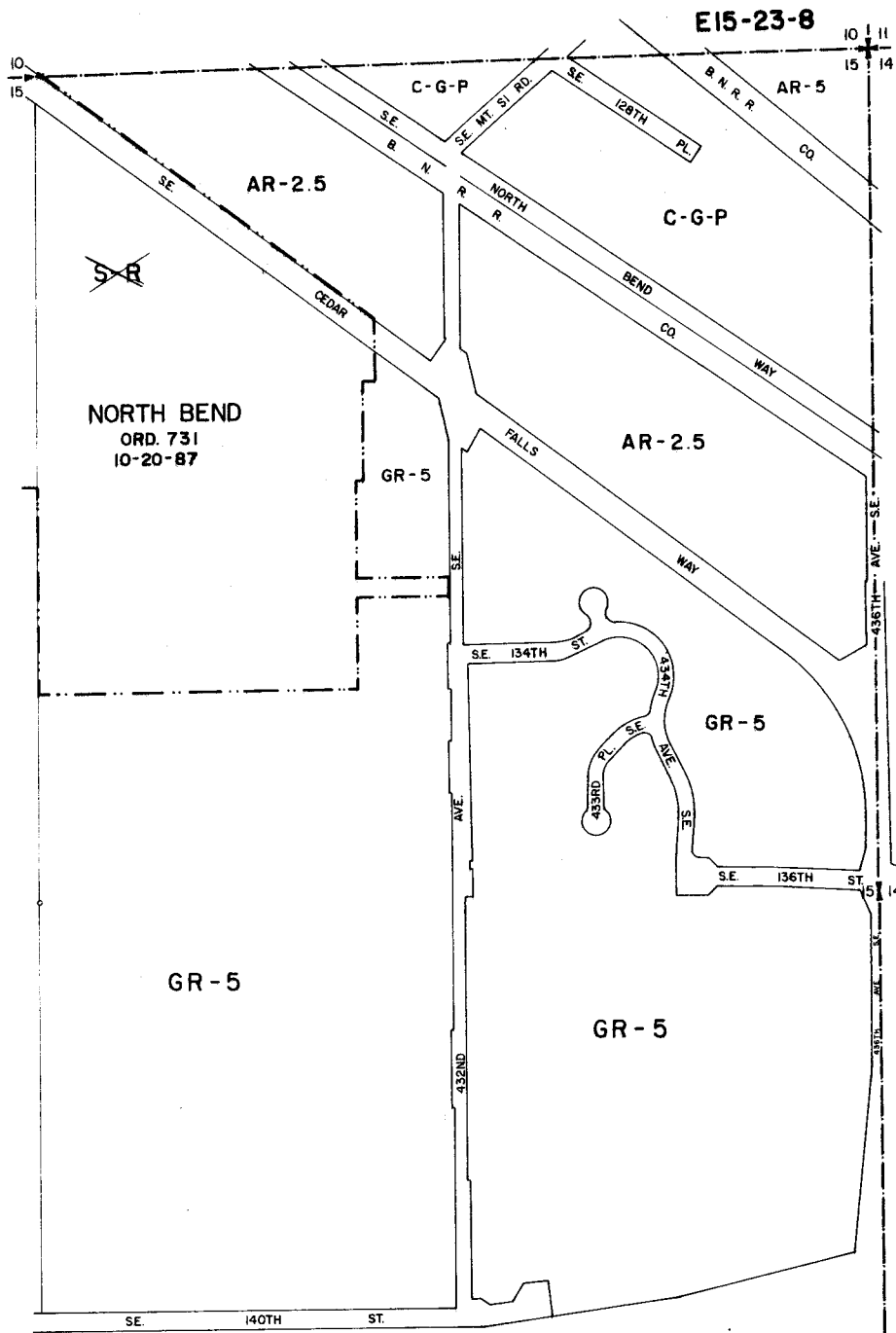
See Item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.

GR-5

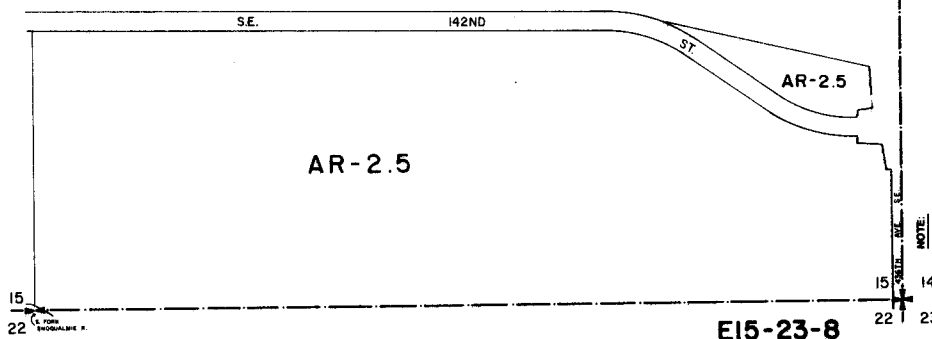
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This area is located in Expansion Area 1 for the City of North Bend, as shown on page 105 of the Snoqualmie Valley Community Plan.

This zoning implements Snoqualmie Valley Community Plan policies SQP-52 through SQP-64, SQP-81, SQP 111 and SQP-112.



I. S. H. 90



E15-23-8

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

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This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.

CG-P

See Item #1, page 39 of this Area Zoning document for a complete discussion of this zoning.

M-H-P

The conditions established by Ordinance #5744 (BALD file #112-79R) shall continue to apply.

M-L-P

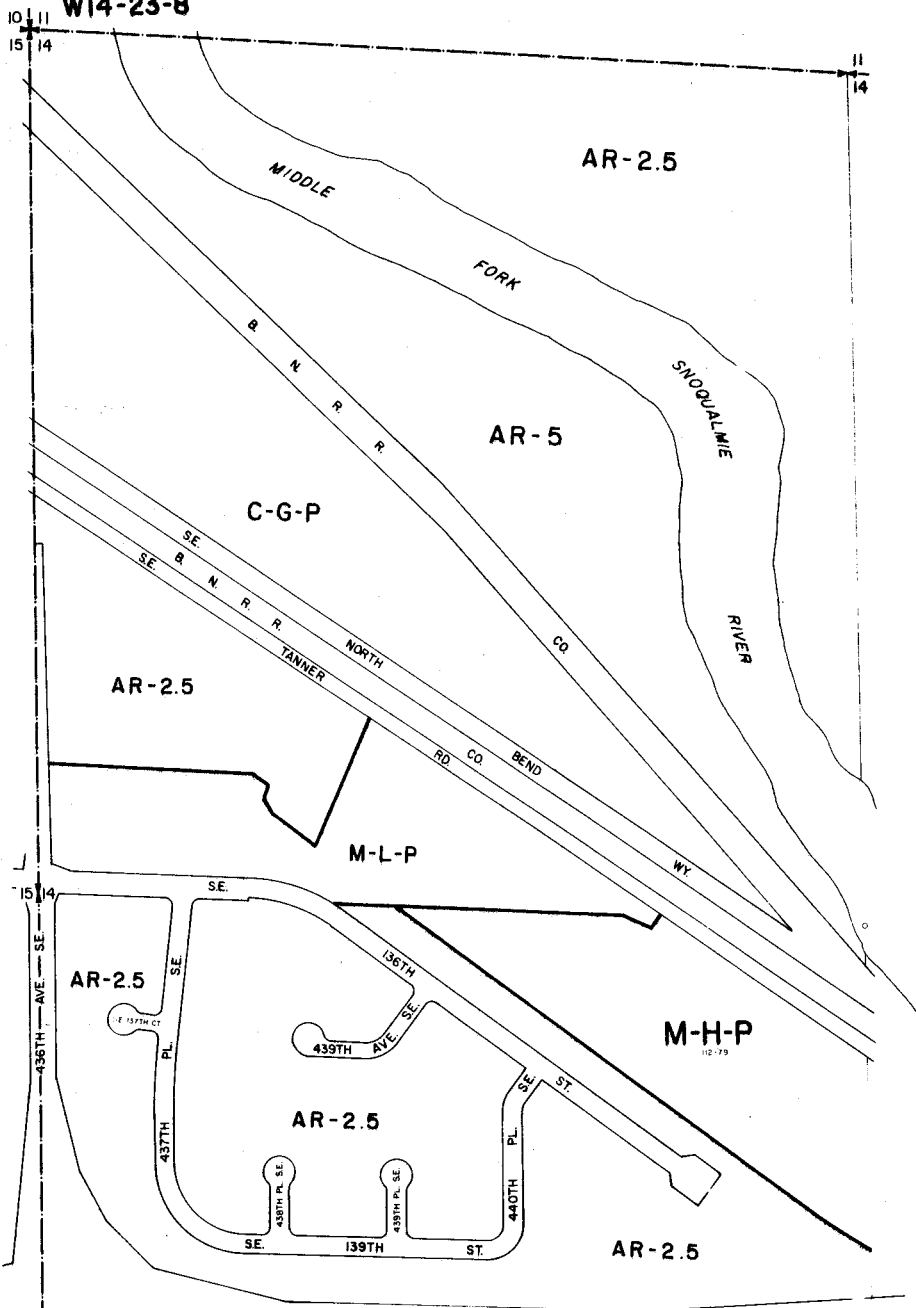
See page 40 of this Area Zoning document for a complete discussion of this zoning.

M-L-P, lots #1, 2 and 3 of KC Short Plat #982016

In addition to the P-suffix conditions outlined on page 40 of this Area Zoning document, the following P-suffix condition shall apply:

- o Prior to issuance of a building permit, sanitary sewers must be available.

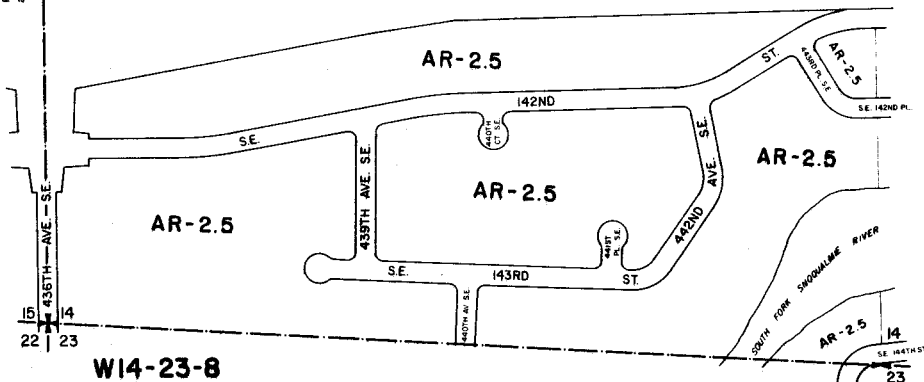
W14-23-8



I. S. H.

90

NOTE:
Additional Area Maps
P-Suffix conditions may
apply. See SITUS FILE



W14-23-8

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

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This zoning implements Snoqualmie Community Plan policy SQP 45.

CG-P

See Item #2, page 39 of this Area Zoning document for a complete discussion of this zoning.

Portions of this area are subject to conditions of Ordinance #7694 (BALD File #130-85R), Conditional Use Permit #83-36C and Shoreline Development Permit #034-86 SH.

M-H-P

The conditions established by Ordinance #5744 (BALD file #112-79R) shall continue to apply.

AR-5 Potential ML-P

The conditions established by Ordinance #7694 (BALD file #130-95R), Conditional Use Permit 86-36C, and Shoreline Development Permit 034-86 SH shall continue to apply.

The following criteria must be met to activate the potential zone:

1. Site plan review to identify traffic circulation, access and perimeter buffer needs;
2. P-Suffix conditions on page 41 of this Area Zoning Document shall apply; and
3. Landscape buffers in the Commercial Screening Matrix, page 36 shall apply.

M-L-P

See page 40 of this Area Zoning for a complete discussion of this zoning.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

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This zoning implements Snoqualmie Community Plan policy SQP 45.

CG-P

See Item #2, page 39 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

AR-5 Potential CG-P

See page 40 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

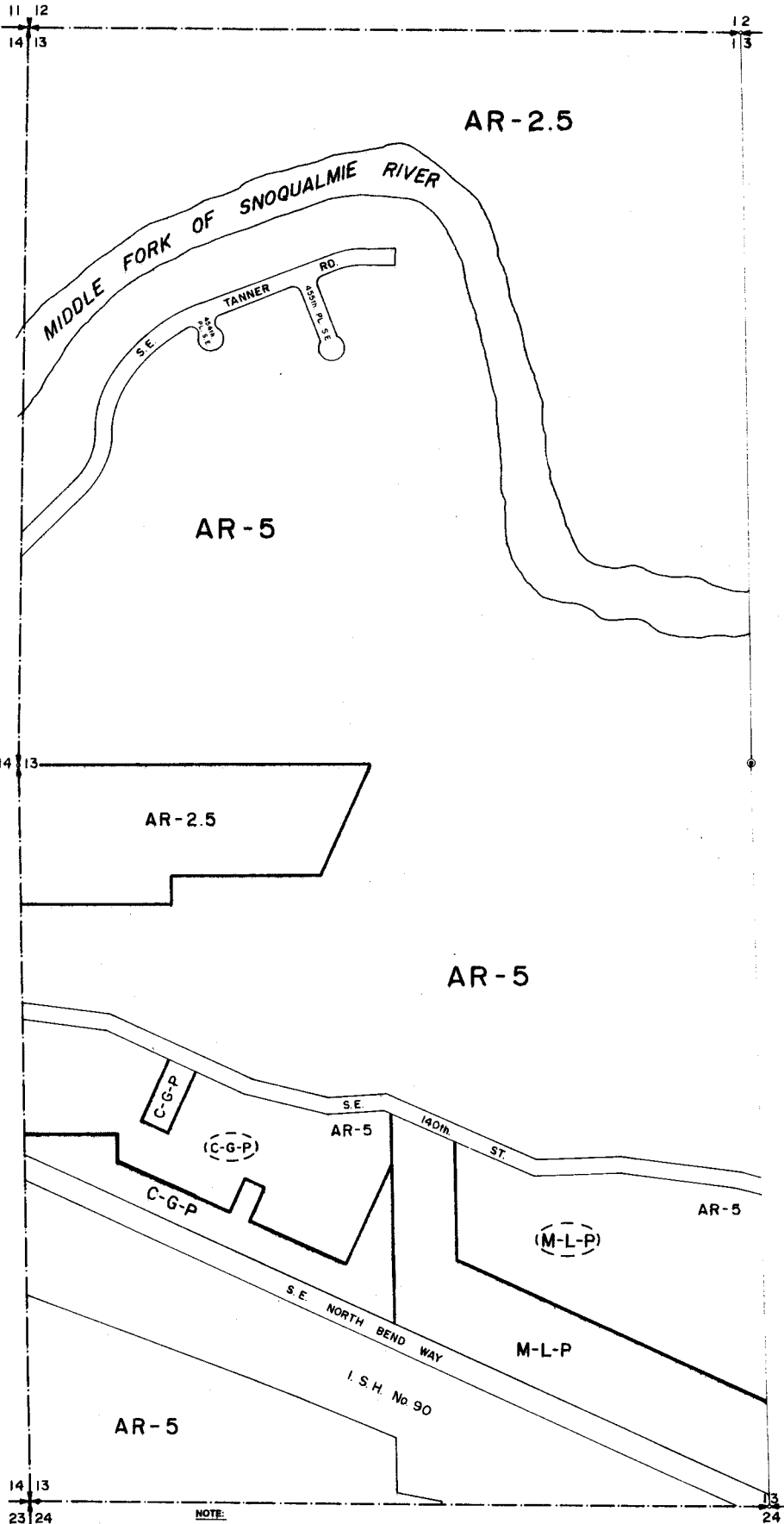
M-L-P

See page 40 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

AR-5 Potential ML-P

See page 41 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

W13-23-8



NOTE:

Additional Area Wide
P-Suffix conditions may
apply. See SITUS FILE.

W13-23-8

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

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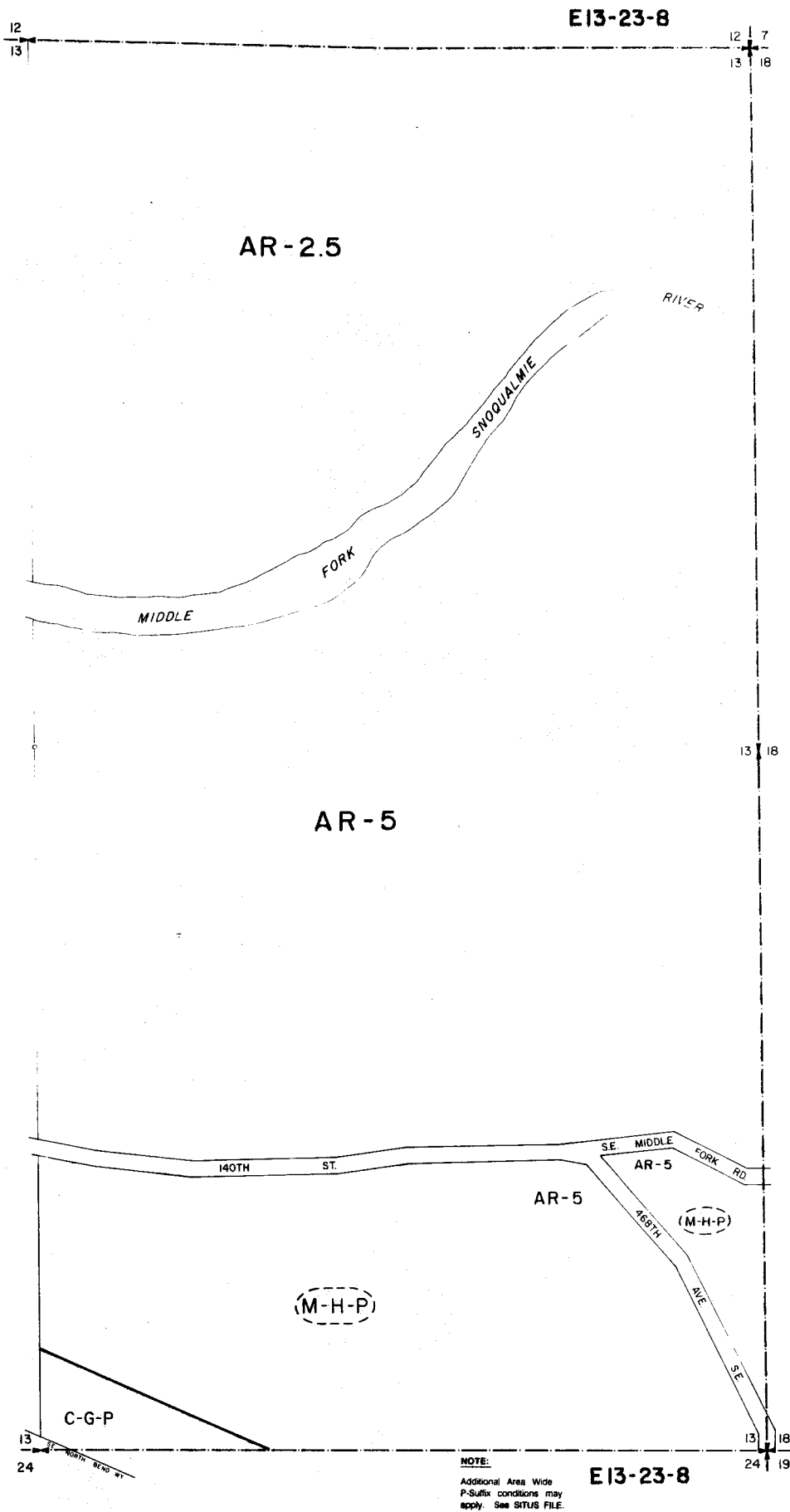
This zoning implements Snoqualmie Community Plan policy SQP 45.

CG-P

See Item #6, page 42 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

AR-5 Potential MH-P

See page 43 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.



AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

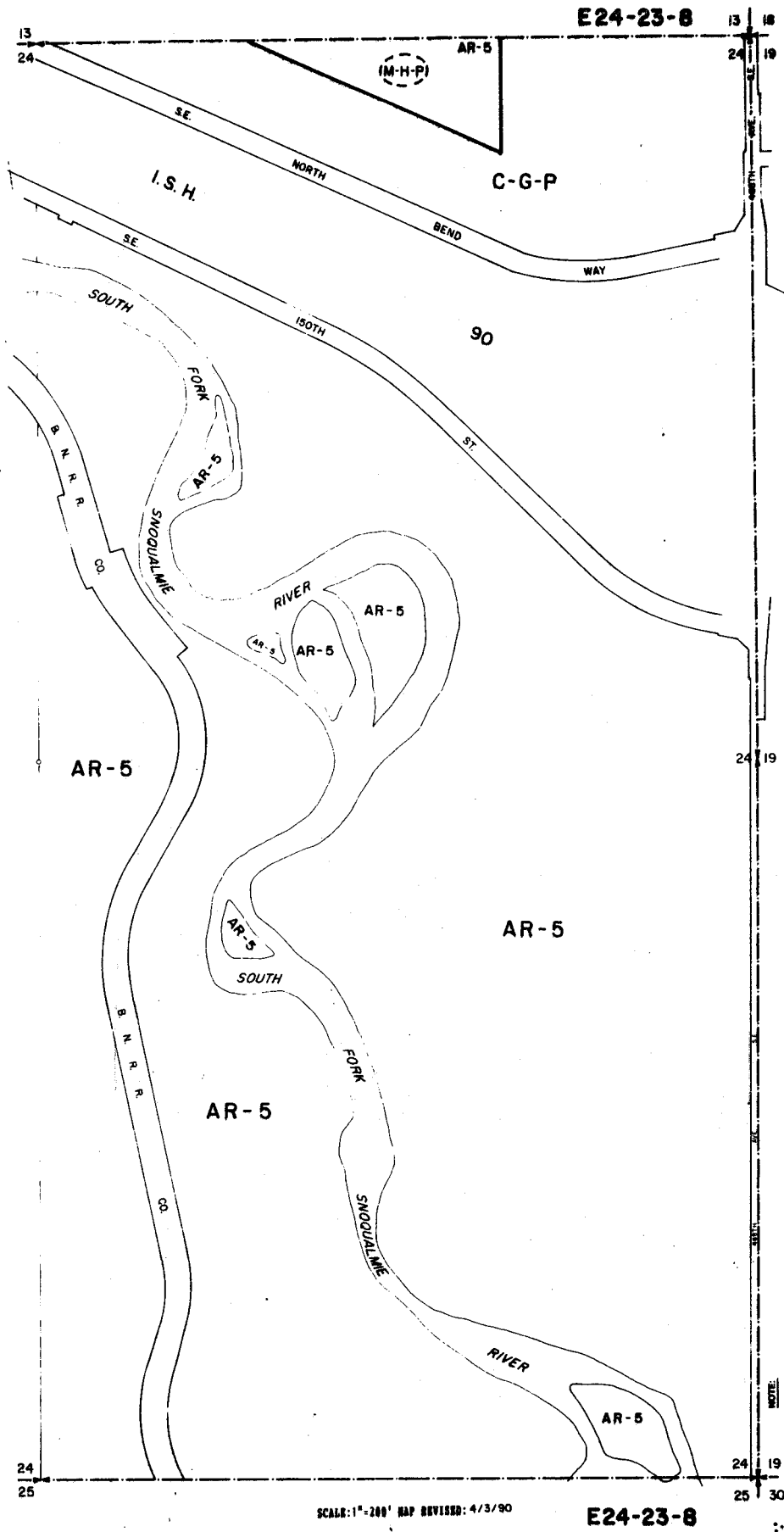
This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-5 Potential MH-P

See page 43 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.

CG-P

See Item #6, page 42 of this Area Zoning document for a complete discussion of this zoning. The Commercial Screening Matrix on page AZ-36 shall also apply.



NOTE:
Additional Area Wide
P-Site conditions may
apply. See STATUS FILE

T26N R9E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

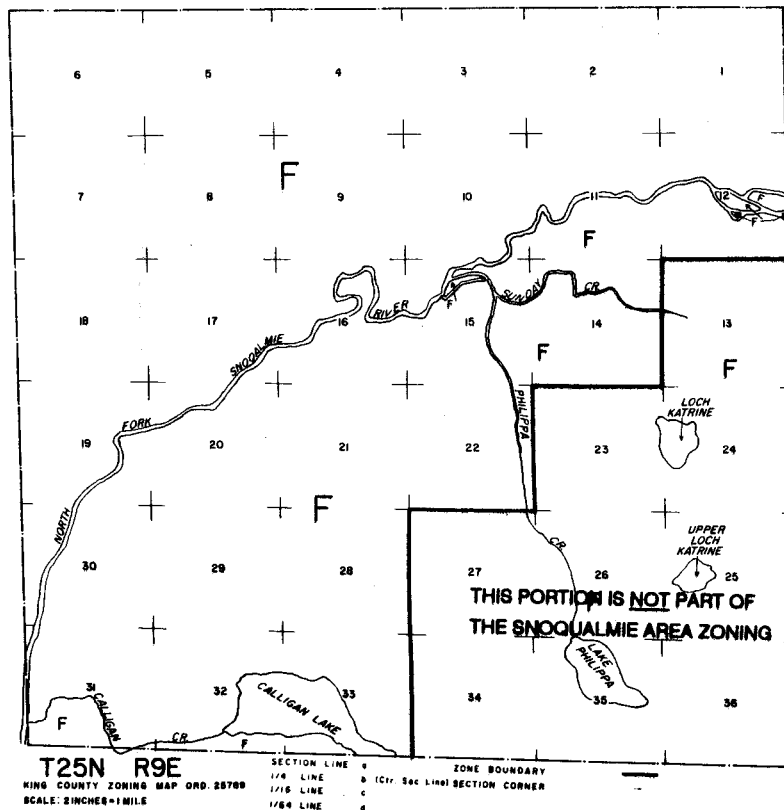
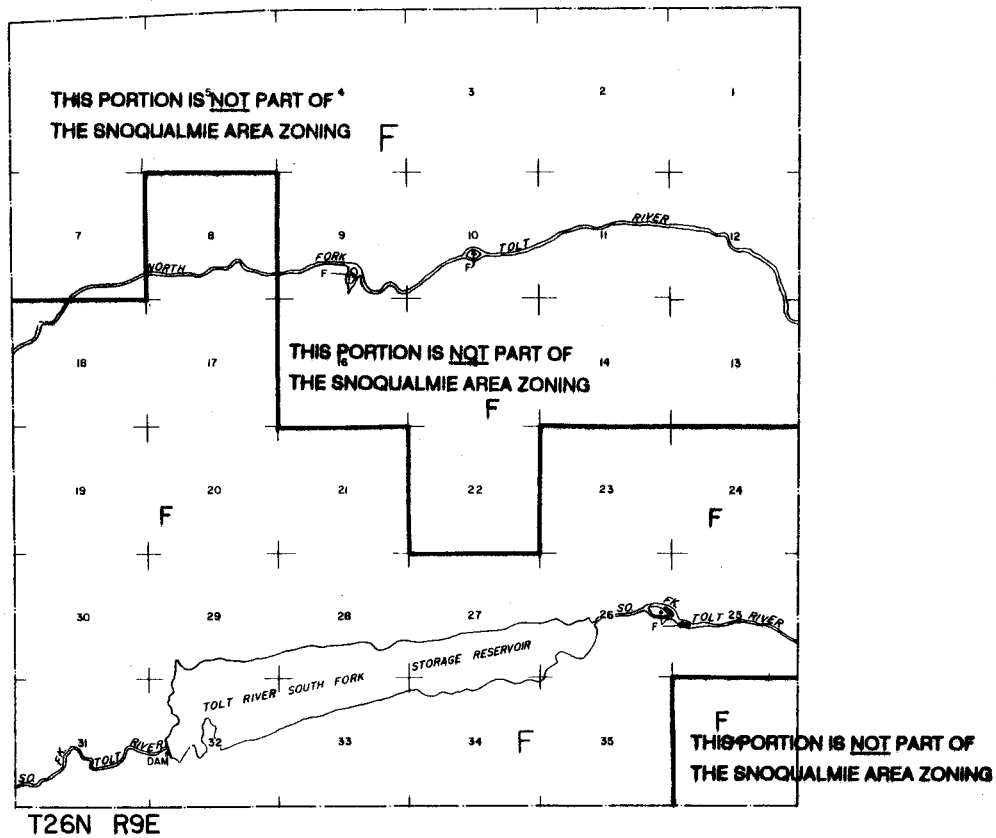
This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

T25N R9E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

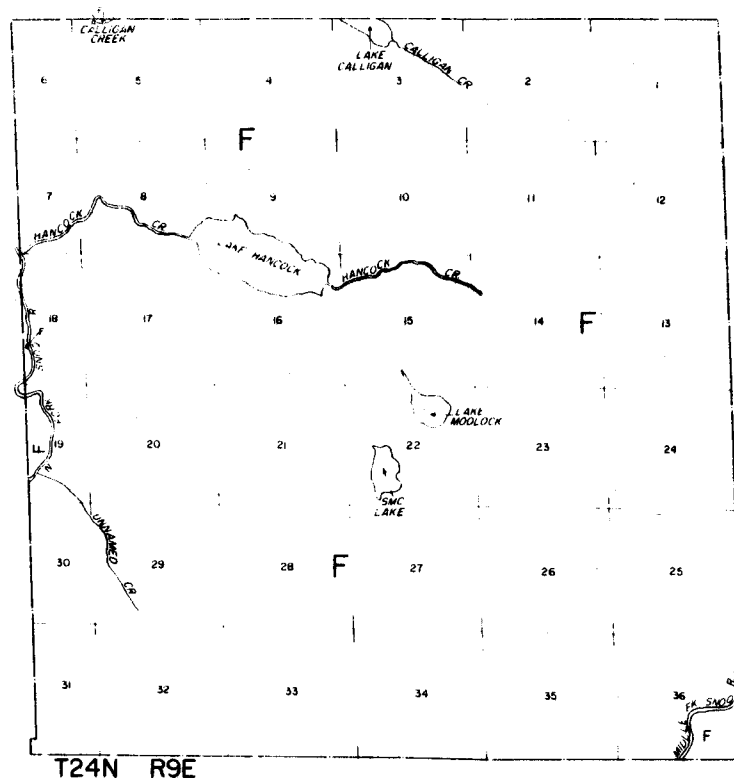


T24N R9E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.



NOTE:
 Additional Area Voids
 P Surface Conditions Only
 apply See SITUS FILE

T23N R9E

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

F Potential QM

The purpose of this zoning is to recognize the potential Quarry and Mining designation on the subject sites. Actualization of the potential QM zone will be subject to the mineral extraction policies of the King County Comprehensive and the Snoqualmie Valley Community Plan, policies SQP 39 through SQP 43.

AR-5

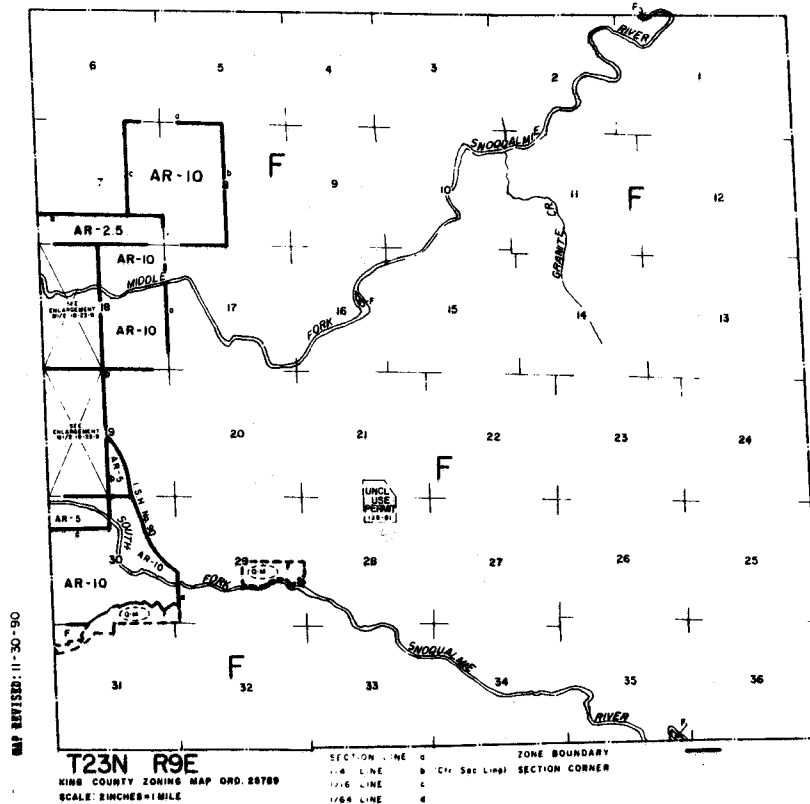
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for an areawide long-term rural character of the planning area, and to maintain the rural uses of property such as small scale forestry, noncommercial and compatible agricultural activities. This zone is applied to areas where there is an existing platting pattern of less than 5 acres, and where soil conditions are able to handle the long term impacts of on-site sewage disposal.

This zoning implements Snoqualmie Valley Community Plan policy SQP 46.



NOTE:

Additional Area Wide
P-Suffix conditions may
apply See SITUS FILE

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

AR-5 Potential MH-P

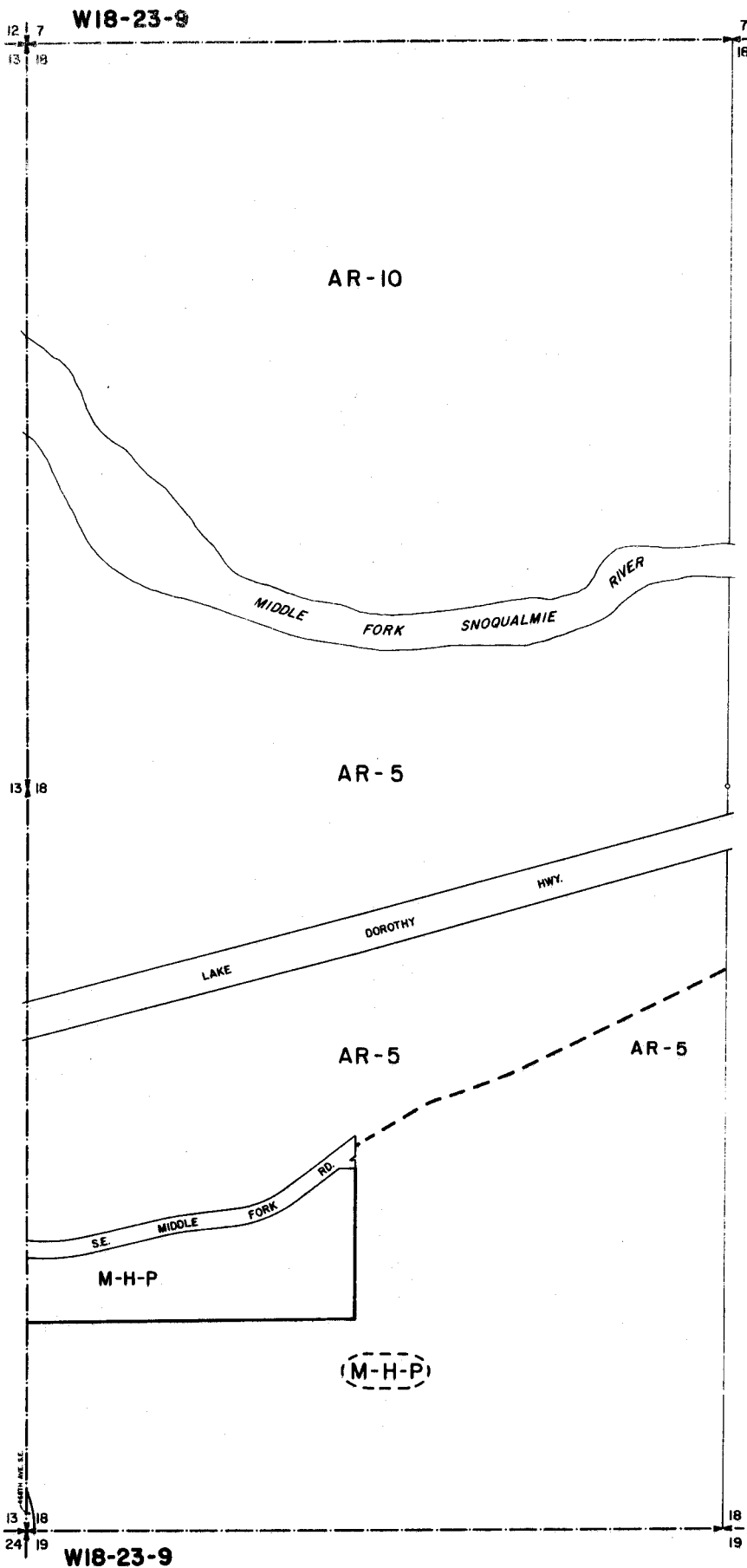
See page 43 of this Area Zoning document for a complete discussion of this zoning.

MH-P

The purpose of this zoning is to recognize the existing resource based industrial use of the site as a shingle mill.

The following P-suffix conditions, taken from the "Decision of the Zoning Adjustor" report dated September 25, 1987, BALD File #87-19C, shall apply:

- o The project shall be in general conformity with the plans submitted to the Building and Land Development Division dated March 24, 1987 and entered as Exhibit D6, BALD File #87-19-C.
- o Access may be obtained from the Middle Fork Road, however, the applicant will be required to cooperate in any future project which may establish roads to serve possible industrial areas from another point. The applicant will be required to conform to King County Noise Ordinances at all times.
- o The applicant will provide 20 feet of Class I or other approved landscaping as a buffer to the property. The entire 20 feet shall be included within the boundaries of this property but additional plantings may occur within the County right-of-way with the County's permission.
- o The Building and Land Development Division may require standard landscaping bonds and landscaping plans.



NOTE:
Additional Area Wide
P-Side conditions may
apply. See SITUS FILE.

E

This zoning will protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land use will be forest resource management.

This zoning implements Snoqualmie Valley Community Plan policy SQP 33.

AR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the planning area and to maintain the rural uses on the property (such as small scale forestry, non-commercial and compatible agricultural activities). This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Snoqualmie Community Plan policy SQP 45.

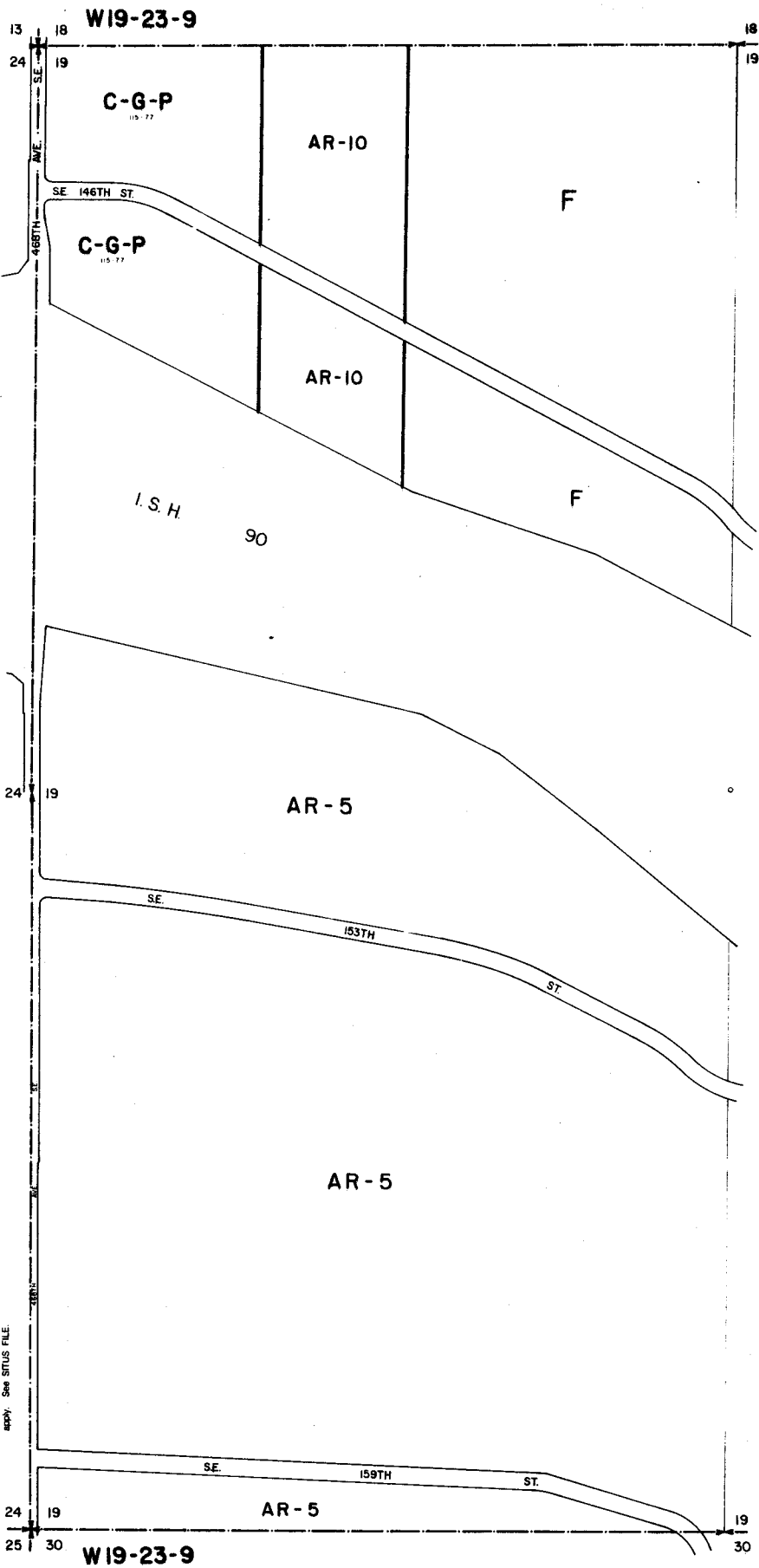
C-G-P

The conditions established by Ordinance #4004 (BALD file # 115-77R) shall continue to apply.

AR-10

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which call for maintaining the rural community character of the area and continuation of the rural uses of property, such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflicts with the agricultural resource-based uses in the Agricultural Production District, and to minimize the potential adverse impacts of residential development on the steep slopes in the area.

This zoning implements Snoqualmie Valley Community Plan policies SQP 38, SQP 47, and SQP 48.



VII. APPENDIX

APPENDIX A

KING COUNTY ZONING CODE SYNOPSIS

This zoning code synopsis should be used as a guide only for the unincorporated areas of King County. Before buying or selling property, the complete text for a particular zone classification should be consulted to insure the proposed use is permitted and under what conditions, if any. Copies of the King County Code may be reviewed at King County offices or at various libraries throughout King County. Zoning information for property within the corporate limits of a city or town in King County is available from that City's planning or building department.

KING COUNTY ZONING CODE SYNOPSIS

Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.*
min. lot width: 40 feet
lot coverage: 35 percent
front yard: 20 feet, key & transitional lots may be reduced to 15'
side yard: 5 feet
rear yard: 5 feet for dwelling units
height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'

RS 7200 - Dimensional Standards

min. lot area: 7200 sq. ft.*
min. lot width: 60 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 9600 - Dimensional Standards

min. lot area: 9600 sq. ft.*
min. lot width: 70 feet
front, side & rear yards; height & lot coverage same as RS 5000

RS 15,000 - Dimensional Standards

min. lot area: 15,000 sq. ft.*
min. lot width: 80 feet
front, side & rear yards; height & lot coverage same as RS 5000

* NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not exceeded.

Chapter 21.RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls) either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

RT - Dimensional Standard

See text of Zoning Code for detailed performance standards.

Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

SE - Dimensional Standards

min. lot area: 35,000 sq. ft.
min. lot width: 135 feet
lot coverage: 35 percent
residential building setbacks:
front yard: 30 feet
side yard: 10 feet
rear yard: 10 feet
height: 35 feet except for agricultural buildings

Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements. With public sewers, the minimum lot size is 9,600 square feet.

Lot dimensions/coverage/height/limits/yards/open space:
parcels over five acres: same as "A"
parcels of five acres or less: same as SE
Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:

Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering
Parcels with five or more acres: one dwelling unit per acre with lot clustering and reserve tract provision

Chapter 21.20A RMHP Residential Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

RMHP - Dimensional Standards

min. site area: three acres
density: not to exceed $1\frac{1}{4}$ times surrounding density or nine units per acre, whichever is less.

Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing: 7200 or 9600 square feet with sewers, water, paved streets, curbs sidewalks, drainage
15,000 square feet with approved water and sewage systems, paved streets, walkways
35,000 square feet with approved water and sewage disposal systems

min. lot width: 330 feet unless platted
front yard depth: 30 feet unless platted
side yard depth: 20 feet unless platted
rear yard depth: 20 feet unless platted
lot coverage: 35 percent
height: 30 feet except for agricultural buildings

Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amount of storage, warehousing and heavy trucking.

MH - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than $1\frac{1}{2}$ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.37 F Forest Resource

Preserves forest land for the sustained production of forest products and the development of compatible uses such as dispersed camping; allows limited residential development.

F - Dimensional Standards

min. parcel size: 80 acres
front, side & rear yards: 100 feet

Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft.
min. lot width for building site: 135 feet
front, side & rear yards: 20 feet
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.42 Q-M Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

Q-M - Dimensional Standards

min lot area: 10 acres
front, side & rear yard: 20 feet except if adjacent to R or S zone
permitted floor area: not more than total lot area
height: 45 feet. Height may be increased 1' for each additional 1' of setback for each property line.

See text of zoning code for detailed performance standards.

Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of area affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type use and the impracticability of precisely zoning the property until properly designed and planned.

Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zoning reclassification shall be reflected and/or included in the site plan submittal.

Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications. See text of Zoning Code for detailed requirements.

Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones. See text of Zoning Code or Bulletin #22.

Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structure or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

See text of Zoning Code for detailed requirements.

Source: King County Building and Land Development Division, Development Assistance Bulletin No. 17.

C:synop1

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

min. lot area: 7200 sq. ft.
min. lot width: 60 feet
lot coverage: 60 percent for residential uses
front, side & rear yards: same as RM 2400
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot.
lot area/dwelling unit: 900 square feet
height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

BN - Dimensional Standards

lot coverage: 100 percent
height: 35 feet maximum
permitted floor area: not more than total lot area

Chapter 21.27 BR-N Mixed Business- Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.
permitted floor area:
1½ times buildable area of lot
2 times buildable area with enclosed parking
lot width: 60 feet

Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

BC - Dimensional Standards

lot coverage: 100 percent
permitted floor area: not more than 3 times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.29 BR-C Mixed Business- Residential Community Scale

BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.
permitted floor area: 2 times buildable portion of lot
6 times if required parking is totally enclosed
lot width: 60 feet

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling/Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices.

RM 900 - Dimensional Services

Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

CG-Dimensional Standards

lot coverage: 10 percent
permitted floor area: not more than 3½ times lot area
height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities of uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

ML - Dimensional Standards (except adjacent to R or S zones)

lot coverage: 100 percent
permitted floor area: not more than 1½ times lot area
height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

MP - Dimensional Standards

street property line setback: 25 feet
side and rear yard setback: per landscape ordinance
permitted floor area: not more than 1½ times the buildable area of the lot.
height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in subdivisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

Chapter 21.21A A-R Rural Area

Allows low-density residential development supportable by rural services in long-term Rural Areas; provides compatible buffers for nearly long-term agricultural and forestry areas.

A-R - Dimensional Standards

minimum lot size may be reduced in clustered subdivisions.

A-R 10 minimum lot size: 10 acres

A-R 5 minimum lot size: 5 acres

A-R 2.5 minimum lot size: 2.5 acres

lot dimensions: max depth-to-width ratio 4-to-1;
lot coverage: 35 percent, including paved areas;
residential building setbacks: 35 feet, or 100 feet
next to commercial forest lands

Chapter 21.23 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits; allows limited residential development, promotes agriculture-supporting uses.

A - Dimensional Standards

A-35: minimum parcel size 35 acres;

A-10: minimum parcel size 10 acres;

lot dimensions: max. depth-to-width ratio 4-to-1;

lot coverage: 10% for lots over 10 acres

height: 35 feet except for agricultural buildings

Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres,

A uses 10 acres

min. lot area/dwelling unit: 35,000 sq. ft. for single family

min lot width: 135 feet

residential building setbacks:

front yard: 30 feet

side yard: 10 feet

rear yard: 20 feet for dwelling units

height: 30 feet except for agricultural buildings

Chapter 21.25 G-5 General Five Acres

Provides for an areawide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

G-5 - Dimensional Standards

min. lot area: five acres; one exception allowed on previously created 2-10 acre parcels subject to conditions.
min. lot dimensions: depth-to-width lot ratio no greater than 4-to-1.

height: 35 feet except for agricultural buildings

residential building setbacks:

front yard: 30 feet

side yard: 10 feet

Chapter 21.10 RD 3600 - Two-Family Dwelling

Permits low density multiple dwellings and duplexes.

RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft.

min. lot width: 60 feet

lot coverage: 35 percent

side yard: 5 feet

front yard: 20 feet; key & transitional lots 15 feet

rear yard: 5 feet for dwelling units

height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft.

min. lot width: 60 feet

lot coverage: 50 percent

side yard: 5 feet

front yard: 20 feet; key & transitional lots 15 feet

rear yard: 5 feet for dwelling units

lot area/dwelling unit: 2400 sq. ft.

height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.14 RM 1800 High Density Multiple-Dwelling

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

RM 1800 - Dimensional Standards

min. lot area: 7200 sq. ft.

min. lot width: 60 feet

lot coverage: 50 percent

front, side & rear yards: same as RM 2400

lot area/dwelling unit: 1800 sq. ft.

height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space

APPENDIX B

PROPOSED SNOQUALMIE VALLEY COMMUNITY PLAN POLICIES

CHAPTER II: NATURAL FEATURES

- SQP 1 THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES SHALL BE PROTECTED AND ENHANCED.
- SQP 2 PRESENT AND FUTURE GENERATORS OF NONPOINT SOURCE POLLUTION MUST REDUCE THEIR POLLUTION LEVELS.
- SQP 3 POINT SOURCE DISCHARGERS MUST MEET OR EXCEED FEDERAL AND STATE WATER QUALITY STANDARDS FOR THE RIVER PRIOR TO EITHER COUNTY SUPPORT OF THEIR ANNEXATION TO RURAL ACTIVITY CENTERS, OR THE EXPANSION OF FACILITIES OUTSIDE RURAL ACTIVITY CENTERS.
- SQP 4 A STUDY OF CURRENT RIVER WATER QUALITY SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF THE VALLEY RURAL ACTIVITY CENTERS; COUNTY, STATE AND FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.
- SQP 5 A STUDY WHICH SHOWS THE CUMULATIVE IMPACT OF FUTURE DEVELOPMENT ON RIVER WATER QUALITY AND WHICH IDENTIFIES METHODS OF EQUITABLY CONTROLLING THESE IMPACTS, SHOULD BEGIN UPON ADOPTION OF THIS PLAN WITH THE PARTICIPATION OF RURAL ACTIVITY CENTERS; COUNTY, STATE, FEDERAL AGENCIES; AND PRIVATE DEVELOPERS.
- SQP 6 IF THE STUDIES OF CURRENT WATER QUALITY AND THE IMPACT OF FUTURE DEVELOPMENT IDENTIFY SIGNIFICANT IMPACTS WHICH CANNOT BE MITIGATED, THE COUNTY WILL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN.
- SQP 7 A STREAM CORRIDOR WIDE ENOUGH TO MAINTAIN THE NATURAL BIOLOGIC FUNCTIONS OF STREAMS DRAINING TO THE SNOQUALMIE RIVER SHALL BE PRESERVED IN ALL NEW DEVELOPMENT PROPOSALS, EXCEPT BUILDING AND GRADING PERMITS. STREAM CORRIDORS SHALL BE IN SEPARATE TRACTS.
- SQP 8 TO REDUCE DISRUPTION TO STREAMS AND THEIR BANKS, BRIDGES SHOULD BE USED WHEN STREAM CROSSINGS ARE NECESSARY. CROSSINGS SHOULD SERVE SEVERAL PROPERTIES. STREAM CHANNELS SHALL NOT BE PLACED IN CULVERTS UNLESS THERE IS NO OTHER WAY TO GET ACCESS TO A PARCEL OF LAND. WHEN CULVERTS ARE REQUIRED, OVERSIZED CULVERTS WITH GRAVEL BOTTOMS THAT MAINTAIN THE CHANNELS' WIDTH AND GRADE SHALL BE USED.
- SQP 9 DURING THE DEVELOPMENT REVIEW PROCESS THE COUNTY MAY REQUIRE REHABILITATION OF (A) DEGRADED STREAM CHANNELS AND BANKS ADJACENT TO A STREAM, (B) WETLANDS OR (C) RIVER BANKS, AS CONDITIONS OF DEVELOPMENT TO ASSURE PUBLIC SAFETY AND ENVIRONMENTAL QUALITY.

- SQP 10 WETLANDS NOT ASSOCIATED WITH STREAMS SHALL HAVE BUFFERS CONTAINED IN A SEPARATE TRACT DEFINED DURING REVIEW OF SUBDIVISIONS AND CLUSTERED SHORT SUBDIVISIONS.
- SQP 11 IF AN ENHANCEMENT PLAN FOR A KING COUNTY NUMBER TWO OR THREE WETLAND IS PART OF A DEVELOPMENT PROPOSAL, THE PLAN SHALL BE EVALUATED FOR ADVERSE IMPACTS AND PERMITTED ONLY IF IT IMPROVES OVERALL WETLAND FUNCTIONS AND VALUES.
- SQP 12 THE DEMAND FOR WATER TO SERVE EXISTING AND FUTURE LAND USES SHOULD NOT EXCEED THE CAPACITY OF THE AREA'S GROUND WATER RESOURCES. A GROUND WATER STUDY DETERMINING RECHARGE AREAS AND THEIR ABILITY TO SUPPORT NEW DEVELOPMENT SHOULD BE INITIATED.
- SQP 13 UNDERGROUND STORAGE OF GASOLINE, SOLVENTS, AND OTHER POTENTIAL WATER POLLUTANTS SHOULD BE STORED IN DOUBLE-WALLED TANKS WITH SECONDARY CONTAINMENT AND HAVE TECHNOLOGY FOR LEAK DETECTION AND OFF-SITE POLLUTANT MIGRATION MONITORING AS REQUIRED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND WASHINGTON STATE CLEAN WATER LEGISLATION.
- SQP 14 UNIQUE OR SIGNIFICANT WILDLIFE HABITAT SHOULD BE IDENTIFIED AND PRESERVED. DEVELOPMENT PROPOSALS SHOULD IDENTIFY UNIQUE AND SIGNIFICANT WILDLIFE HABITAT AND ENSURE THAT BUILDINGS, ROADS AND OTHER FEATURES LOCATE ON LESS SENSITIVE PORTIONS OF THE SITE. THESE CONSIDERATIONS MAY RESULT IN A REDUCTION OF DENSITY FROM THAT OTHERWISE ALLOWED BY ZONING.
- SQP 15 IN FORESTED AREAS IDENTIFIED BY THE LAND OWNER FOR CONVERSION FROM FOREST MANAGEMENT, KING COUNTY SHALL NOT PERMIT VEGETATION REMOVAL UNDER A CLASS IV GENERAL FOREST PRACTICES APPLICATION UNTIL STREAM CORRIDORS, WETLAND BUFFERS, SLOPE SETBACKS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE MAPPED.
- SQP 16 KING COUNTY ENCOURAGES LAND OWNERS OF PROPERTY CONTAINING, OR ADJACENT TO, THREATENED OR ENDANGERED PLANT AND ANIMAL SPECIES TO WORK WITH THE COUNTY AND THE WASHINGTON STATE DEPARTMENT OF WILDLIFE TO DEVELOP A SITE MANAGEMENT PROGRAM FOR THE HABITAT AREA.
- SQP 17 STEEP SLOPES AND SEVERELY EROSION AREAS, LABELED "EROSION PROBLEM AREAS" HAVE DEVELOPMENT CONDITIONS APPLIED TO PROTECT THE SAFETY AND PROPERTY OF COUNTY RESIDENTS. THESE CONDITIONS INCLUDE: (A) A DRAINAGE CONTROL PLAN; (B) INSTALLATION OF DRAINAGE CONTROL FEATURES PRIOR TO ANY LAND CLEARING, VEGETATION REMOVAL, SITE GRADING, PERMANENT ROAD CONSTRUCTION, OR UTILITY INSTALLATION; AND (C) RUNOFF CONTROL REQUIREMENTS.
- SQP 18 THE NATURAL FLOOD STORAGE FUNCTION OF ALL FLOOD PLAINS SHALL BE PRESERVED TO MINIMIZE FUTURE FLOOD HAZARDS. THE MAINTENANCE OF THIS FUNCTION AND THE IMPACT OF DEVELOPMENT ON NATURAL SYSTEMS SHALL BE ASSESSED DURING DEVELOPMENT REVIEW.

- SQP 19 OPPORTUNITIES TO REDUCE FLOOD HAZARDS THROUGHOUT THE SNOQUALMIE RIVER BASIN SHOULD BE EVALUATED BY KING COUNTY IN COOPERATION WITH THE CITIES OF DUVALL, CARNATION, SNOQUALMIE AND NORTH BEND WITH EMPHASIS GIVEN TO NONSTRUCTURAL STRATEGIES.
- SQP 20 KING COUNTY CALLS ON RURAL ACTIVITY CENTERS TO REDUCE FLOODING PROBLEMS ON LANDS IN THEIR JURISDICTION.
- SQP 21 WITHIN RURAL ACTIVITY CENTERS, KING COUNTY CALLS FOR PROHIBITION OF NEW PERMANENT STRUCTURES IN THE FLOODWAY AND CONDITIONS ON DEVELOPMENT IN THE FLOOD FRINGE.
- SQP 22 KING COUNTY WILL OPPOSE REDUCTION ANNEXATIONS TO RURAL ACTIVITY CENTERS UNTIL THEIR FLOOD DAMAGE REDUCTION PROGRAMS ARE IMPLEMENTED.
- SQP 23 THE SHORELINE ENVIRONMENT DESIGNATION OF THE COUNTY SHORELINE MANAGEMENT PROGRAM SHOULD BE CONSISTENT WITH SNOQUALMIE VALLEY AREA ZONING DESIGNATIONS. KING COUNTY SHOULD INITIATE THE SHORELINE REDESIGNATION PROCESS CONSISTENT WITH K.C.C. 25.32.130.

CHAPTER III: RESOURCE LANDS

- SQP 24 LAND WITHIN THE FOREST PRODUCTION DISTRICT SHALL REMAIN IN LARGE PARCELS OF EIGHTY ACRES OR MORE AND THE PRINCIPAL LAND USE SHALL BE COMMERCIAL FOREST MANAGEMENT ACTIVITIES.
- SQP 25 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN THE FOREST PRODUCTION DISTRICT USES AND ADJACENT RESIDENTIAL USES, AND TO DISCOURAGE CONVERSION OF FOREST DISTRICT LANDS, RESIDENTIAL USES ADJACENT TO THESE BOUNDARIES SHOULD BE ONE HOME PER TEN ACRES. SUBDIVISIONS SHOULD BE DESIGNED TO REDUCE POTENTIAL CONFLICTS IN THIS AREA BETWEEN RESIDENTS AND ADJACENT FOREST LANDS.
- SQP 26 LANDS WITH DEVELOPMENT RIGHTS PURCHASED UNDER KING COUNTY'S FARMLANDS PRESERVATION PROGRAM SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.
- SQP 27 LANDS LOCATED WITHIN THE AGRICULTURE PRODUCTION DISTRICT AND WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF 35 ACRES OR GREATER.
- SQP 28 LANDS LOCATED WITHIN THE BOUNDARIES OF THE AGRICULTURE PRODUCTION DISTRICT BUT OUTSIDE OF 100 YEAR FLOOD PLAIN OF THE SNOQUALMIE RIVER SHALL HAVE AN AGRICULTURAL ZONING DESIGNATION THAT RETAINS LARGE PARCELS OF TEN ACRES OR GREATER.
- SQP 29 TO MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL LAND USES AND AGRICULTURAL ACTIVITIES, RESIDENTIAL DENSITIES ADJACENT TO

AGRICULTURAL PRODUCTION DISTRICT BOUNDARIES SHOULD BE DESIGNATED ONE HOME PER 10 ACRES. SUBDIVISIONS IN THESE AREAS SHOULD BE DESIGNED AND SITED TO REDUCE POTENTIAL CONFLICTS BETWEEN HOUSING AND AGRICULTURE, AND TO DISCOURAGE TRESPASS.

- SQP 30 THE SNOQUALMIE VALLEY COMMUNITY PLAN SUPPORTS MINERAL EXTRACTION ACTIVITIES WHEN THE ENVIRONMENT IS PROTECTED AND WHEN CONSISTENT WITH THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.
- SQP 31 MINERAL EXTRACTION OPERATIONS SHALL NOT BE ALLOWED IN AGRICULTURAL PRODUCTION DISTRICTS. WHERE MINERAL OPERATIONS ARE ADJACENT TO AGRICULTURAL PRODUCTION DISTRICTS; ROADS, FENCES, BUFFERS, BERMS, OR OTHER TECHNIQUES SHOULD BE USED TO SEPARATE THE TWO USES.
- SQP 32 NEW MINERAL RESOURCE SITES MAY BE CONSIDERED FOR UNCLASSIFIED USE PERMITS OR A RECLASSIFICATION TO A QUARRY AND MINING ZONE WITHOUT THE NEED FOR A COMMUNITY PLAN AMENDMENT PROVIDED THE REQUEST IS CONSISTENT WITH POLICIES OF THE KING COUNTY COMPREHENSIVE PLAN AND THE SNOQUALMIE VALLEY COMMUNITY PLAN.
- SQP 33 A DEPLETED MINERAL EXTRACTION SITE SHALL BE RECLAIMED AND REHABILITATED ACCORDING TO STATE AND COUNTY REQUIREMENTS. A CHANGE IN LAND USE FROM QUARRY/MINING AFTER RECLAMATION DOES NOT REQUIRE A PLAN AMENDMENT IF PROPOSED USES ARE CONSISTENT WITH SURROUNDING LAND USES AND THE POLICIES OF THE SNOQUALMIE VALLEY COMMUNITY PLAN.
- SQP 34 FUTURE LAND USES ADJACENT TO EXISTING MINERAL EXTRACTION OPERATIONS SHALL BE SITED TO MINIMIZE CONFLICTS WITH QUARRY AND MINING ACTIVITIES. HOUSING IN THIS AREA SHOULD BE CLUSTERED AND SHALL BE SCREENED TO INCREASE DISTANCES BETWEEN HOUSING AND THE QUARRY OR MINE, AND FENCED TO DISCOURAGE TRESPASS.

CHAPTER IV: RURAL RESIDENTIAL DEVELOPMENT

- SQP 35 A VARIETY OF LOT SIZES AND HOUSING TYPES ARE ENCOURAGED IN THE PLANNING AREA.
- SQP 36 IN UNINCORPORATED AREAS A DENSITY OF ONE HOME PER 5 ACRES SHALL BE APPLIED TO AREAS WHERE THERE IS AN EXISTING PLATTING PATTERN OF 5 ACRE LOTS OR LARGER AND WHERE THERE ARE A MINIMUM OF ENVIRONMENTAL HAZARDS.
- SQP 37 IN UNINCORPORATED AREAS, A DENSITY OF ONE HOME PER 2.5 ACRES SHALL BE APPLIED TO AREAS WHERE THE PREVAILING LOT SIZE IS LESS THAN FIVE ACRES, WHERE THE SOILS CAN ABSORB THE CUMULATIVE IMPACTS OF ON-SITE SEWAGE DISPOSAL OF THESE DENSITIES WITHOUT DAMAGE TO GROUND WATER RESOURCES AND WHERE A PUBLIC WATER SUPPLY IS AVAILABLE.

SQP 38 TO DISCOURAGE THE CONVERSION OF ESTABLISHED AGRICULTURAL AND FOREST PRODUCTION DISTRICTS, LIMIT THE POTENTIAL FOR LAND USE CONFLICTS ALONG THEIR BORDERS, AND RECOGNIZE EXISTING LOT SIZES OF 10 ACRES OR MORE; NEW RESIDENTIAL DEVELOPMENT ALONG RESOURCE DISTRICT BOUNDARIES IS LIMITED TO DENSITIES OF ONE HOME PER 10 ACRES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE SITED TO INCREASE THE DISTANCE BETWEEN RESOURCE AND RESIDENTIAL LAND USES.

SQP 39 TO MINIMIZE THE RISK TO PUBLIC SAFETY AND REDUCE THE POTENTIAL FOR PROPERTY DAMAGE, THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS SHALL BE DESIGNATED ONE HOME PER 10 ACRES.

- A. FLOODWAYS AND FLOODFRINGE AREAS (FLOOD PLAINS),
- B. CLASS III LANDSLIDE HAZARD AREAS,
- C. SLOPES OF A GRADE OF 40% OR MORE,
- D. UNIQUE/OUTSTANDING OR SIGNIFICANT WETLANDS,
- E. LANDS WITH EROSION HAZARDS OR A COMBINATION OF SEISMIC AND EROSION HAZARDS.

SQP 40 RURAL LOT CLUSTERING SHOULD BE USED WHEN NEW RESIDENTIAL DEVELOPMENTS ABUT RESOURCE PRODUCTION DISTRICT BOUNDARY LINES, OR WHERE AN OPEN SPACE TRACT WILL HELP PRESERVE A DESIRABLE ENVIRONMENTALLY SENSITIVE FEATURE.

SQP 41 BONUS DENSITY CLUSTER DEVELOPMENT IS AVAILABLE IN AR-5 ZONED AREAS EXCEPT FOR EROSION PROBLEM AREAS AND THE NORTHERN CHERRY VALLEY AREA.

SQP 42 BONUS DENSITY CREDIT SHOULD BE AVAILABLE IN AR-5 ZONED AREAS WHEN ONE OR MORE THE FOLLOWING PUBLIC BENEFITS ARE PROVIDED:

- CONSTRUCTION OF REGIONAL SURFACE WATER RETENTION/DETENTION FACILITIES;
- PROVISION OF ADDITIONAL LAND FOR STREAM CORRIDORS;
- RESTORATION OF A PREVIOUSLY DEGRADED STREAM;
- DEDICATION OF A RURAL OPEN SPACE TRACT TO KING COUNTY NATURAL RESOURCES AND PARKS DIVISION;
- PROVISION OF AN ADDITIONAL BUFFER AROUND CLASS I AND II WETLANDS;
- PROVISION OF AT LEAST 60% OF THE SITE AS A RURAL OPEN SPACE TRACT FOR AGRICULTURE OR GROWING AND HARVESTING TIMBER;
- PROVISION OF A 330 FOOT UNDISTURBED BUFFER BETWEEN THE AR ZONE AND ANY ADJACENT A, F, AR-10, OR QM ZONE;
- PROVISION FOR REBURIAL OF REMAINS FROM AN INDIAN GRAVE SITE;
- ASSURANCE OF PERMANENT PUBLIC ACCESS THROUGH THE SITE TO TRAILS;
- CONSTRUCTION OF NEW PEDESTRIAN AND/OR EQUESTRIAN TRAILS ON SITE;
- DEDICATION OF WILDLIFE HABITAT.

CHAPTER V: RURAL ACTIVITY CENTERS AND RURAL NEIGHBORHOOD CENTERS

- SQP 43 DESIGNATED RURAL ACTIVITY CENTER EXPANSION AREAS SHALL BE SUFFICIENTLY FREE OF ENVIRONMENTAL CONSTRAINTS TO BE ABLE TO SUPPORT RURAL TOWN RESIDENTIAL DENSITIES, TRANSPORTATION AND PUBLIC FACILITIES, AND COMMERCIAL/INDUSTRIAL USES CONSISTENT WITH THE CHARACTER OF EXISTING RURAL ACTIVITY CENTERS.
- SQP 44 KING COUNTY CONSIDERS LANDS WITHIN EXPANSION AREAS APPROPRIATE FOR ANNEXATION TO THE SPECIFIED RURAL ACTIVITY CENTERS AND SHALL SUPPORT ANNEXATIONS OF THESE LANDS IF THE ANNEXATION REQUESTS MEET CRITERIA SPECIFIED IN THIS PLAN. KING COUNTY SHALL OPPOSE ANNEXATION REQUESTS FOR LANDS OUTSIDE THE EXPANSION AREAS.
- SQP 45 DESIGNATED EXPANSION AREAS REPRESENT THE LONG-TERM BOUNDARIES OF THE RURAL ACTIVITY CENTERS IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA. LANDS OUTSIDE OF EXPANSION AREAS SHOULD BE CONSIDERED PERMANENTLY RURAL AND NOT APPROPRIATE FOR ANNEXATION.
- SQP 46 TO PROVIDE FOR GROWTH OF EACH RURAL ACTIVITY CENTER AT THE LOWEST PUBLIC COST, AREAS ADJACENT TO THE RURAL ACTIVITY CENTER ARE DESIGNATED AS EXPANSION AREA ONE. TO ENSURE ENOUGH LAND IS AVAILABLE TO ACCOMMODATE LONG RANGE GROWTH, AN EXPANSION AREA TWO IS ALSO DESIGNATED FOR EACH RURAL ACTIVITY CENTER.
- SQP 47 UNTIL EXPANSION AREAS ARE ANNEXED, ZONING FOR THE EXPANSION AREAS SHALL BE RURAL RESIDENTIAL AT 2.5, 5 OR 10 ACRE DENSITIES WITH THE EXCEPTION OF THE EXISTING COMMERCIAL/INDUSTRIAL AREA IN THE SE NORTH BEND WAY EXPANSION AREA, AND THE EXISTING INDUSTRIAL AREA IN THE SNOQUALMIE EXPANSION AREA.
- SQP 48 KING COUNTY WILL SUPPORT DEVELOPMENT WITHIN EACH RURAL ACTIVITY CENTER, AND ANNEXATION AND DEVELOPMENT OF LANDS WITHIN EXPANSION AREA ONE, WHEN THE WATER QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES CAN BE MAINTAINED.
- SQP 49 KING COUNTY WILL NOT SUPPORT ANNEXATION INTO EXPANSION AREA ONE AND TWO UNTIL THE RURAL ACTIVITY CENTER HAS ADOPTED MECHANISMS TO REDUCE OR ELIMINATE FLOOD HAZARDS WITHIN ITS JURISDICTION.
- SQP 50 KING COUNTY WILL NOT SUPPORT ANNEXATIONS INTO EXPANSION AREA TWO UNTIL IT CAN BE ASSURED THAT CUMULATIVE IMPACTS FROM DEVELOPMENT IN EXPANSION AREA ONE AND TWO WILL NOT REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW CURRENT "A AND AA" STANDARDS.
- SPQ 51 KING COUNTY SHALL INITIATE AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN IF THE CUMULATIVE IMPACT OF DEVELOPMENT OF EXPANSION AREA ONE AND TWO WILL REDUCE THE QUALITY OF THE SNOQUALMIE RIVER AND ITS TRIBUTARIES BELOW THE CURRENT "A AND AA" STANDARDS.

SQP 52 KING COUNTY WILL WORK WITH INCORPORATED RURAL ACTIVITY CENTERS TO ESTABLISH AGREEMENTS GUIDING FUTURE ANNEXATIONS. SUCH AGREEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ELEMENTS:

- (1) COMMITMENT FROM THE MUNICIPALITY TO EXTEND AND MAINTAIN PUBLIC SERVICES TO THE AREA, INCLUDING POLICE, FIRE, TRANSPORTATION, SEWER, WATER, AND GENERAL GOVERNMENTAL SERVICES.
- (2) COMMITMENT FROM THE MUNICIPALITY TO ARRANGE FOR APPROPRIATE SERVICE CONTRACTS AND/OR AN EQUITABLE TRANSFER OF RESPONSIBILITIES AND ASSETS WITH WATER AND FIRE DISTRICTS. CITIES ARE THE PREFERRED SERVICE PROVIDERS FOR THE EXPANSION AREAS.
- (3) COMMITMENT FROM THE MUNICIPALITY TO PROVIDE A VARIETY OF RESIDENTIAL DEVELOPMENT AT AN OVERALL DENSITY OF FOUR TO EIGHT UNITS PER ACRE.
- (4) COMMITMENT FROM THE MUNICIPALITY THAT THE EXTENSION OF PUBLIC SERVICES MEETS THE NEEDS OF EXISTING RURAL ACTIVITY CENTER RESIDENTS FIRST AND THE NEEDS OF FUTURE RESIDENTS SECOND.
- (5) COMMITMENT THAT THE MUNICIPALITY WILL CONTINUE ENVIRONMENTAL PROTECTION FOR SENSITIVE AREAS (INCLUDING, BUT NOT LIMITED TO, FLOOD PLAINS, STEEP SLOPES, WETLANDS, SEISMIC AND LANDSLIDE HAZARD AREAS,) AT OR ABOVE KING COUNTY STANDARDS.
- (6) COMMITMENT FROM THE MUNICIPALITY TO USE MEASURES TO BUFFER OR PROTECT ABUTTING FOREST OR AGRICULTURE RESOURCE LANDS.
- (7) COMMITMENT THAT THE MUNICIPALITY WILL PROVIDE PROTECTION OF HISTORIC SITES AND AREAS EQUAL TO THE COUNTY'S HISTORIC PRESERVATION ORDINANCE.
- (8) AGREEMENT ON PUBLIC IMPROVEMENT STANDARDS, SUCH AS LOCAL ROAD STANDARDS, CONSTRUCTION STANDARDS, DRAINAGE CONTROL REQUIREMENTS AND TRANSPORTATION PLANS.
- (9) AGREEMENT ON WHICH JURISDICTION WILL HAVE RESPONSIBILITY FOR PARKS, ROADS OR OTHER PUBLIC FACILITIES AFTER ANNEXATION.
- (10) COMMITMENT TO PROTECTION OF THE SCENIC NATURE OF THE I-90 CORRIDOR AND INTERCHANGES IN NORTH BEND AND SNOQUALMIE.

SQP 53 KING COUNTY SUPPORTS DEVELOPMENT OF DUVALL'S EXISTING DOWNTOWN, AND ANNEXATION OF LAND IN EXPANSION AREA ONE, WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

- SQP 54 KING COUNTY SUPPORTS DEVELOPMENT OF CARNATION'S DOWNTOWN, AND ANNEXATION OF LAND IN EXPANSION AREA ONE, WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.
- SQP 55 KING COUNTY SHALL SUPPORT ANNEXATION INTO EXPANSION AREA TWO ONLY WHEN CARNATION IMPLEMENTS A LONG-TERM, NON-STRUCTURAL PROGRAM TO REDUCE FLOOD DAMAGES ON FLOOD PLAIN LANDS WITHIN ITS JURISDICTION.
- SQP 56 KING COUNTY SUPPORTS DEVELOPMENT OF THE NON-FLOOD PLAIN AREAS OF SNOQUALMIE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.
- SQP 57 ACHIEVING A LONG-TERM SOLUTION TO FLOOD DAMAGES WITHIN THE CITY OF SNOQUALMIE IS ONE OF KING COUNTY'S HIGHEST PRIORTIES FOR THIS PLANNING AREA.
- SQP 58 KING COUNTY SUPPORTS EFFORTS BY THE CITY TO REDUCE FLOOD DAMAGES BY RESTRICTING NEW DEVELOPMENT WITHIN THE FLOOD PLAIN.
- SQP 59 KING COUNTY REAFFIRMS ITS SUPPORT FOR THE SPIRIT AND INTENT OF THE SNOHOMISH MEDIATED AGREEMENT, AND THE RECOMMENDATIONS OF THE SNOHOMISH RIVER BASIN COORDINATING COUNCIL WHICH LED TO THE SIGNING OF THE INTERGOVERNMENTAL AGREEMENT FOR IMPLEMENTATION. KING COUNTY CONSIDERS THIS WORK TO BE A SOUND BASIS FOR A LONG TERM FLOOD DAMAGE REDUCTION PROGRAM FOR THE CITY OF SNOQUALMIE.
- SQP 60 KING COUNTY INTENDS TO ASSIST THE CITY OF SNOQUALMIE TO DEVELOP A LONG-TERM SOLUTION AND AN IMPLEMENTATION PROGRAM WHICH WILL SOLVE FLOODING PROBLEMS IN THE CITY.
- SQP 61 IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE IS DETERMINED TO HAVE BASINWIDE IMPACTS, THESE IMPACTS SHALL BE REVIEWED BY THE KING COUNTY FLOOD CONTROL MANAGEMENT PLAN TEAM OR ITS EQUIVALENT TO IDENTIFY ANY ADDITIONAL MITIGATIONS WHICH MAY BE REQUIRED. IF THE LONG-TERM SOLUTION TO FLOODING PROBLEMS IS DEMONSTRATED TO NOT HAVE BASINWIDE IMPACTS, IT SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE AND WOULD NOT REQUIRE A SECOND, BASINWIDE, REVIEW OF IMPACTS AND MITIGATIONS.
- SQP 62 KING COUNTY URGES A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENT A LONG-TERM SOLUTION TO FLOODING PROBLEMS IN THE CITY OF SNOQUALMIE.
- SQP 63 KING COUNTY CALLS FOR PREPARATION OF A COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF SNOQUALMIE THAT INCLUDES ALL LANDS IN EXPANSION AREA ONE AND TWO, AND IN THE EXISTING CITY OF SNOQUALMIE. THE COMPREHENSIVE DEVELOPMENT PLAN SHOULD ADDRESS, BUT NOT BE LIMITED TO:
- a. PROTECTION OF THE WATER QUALITY OF THE SNOQUALMIE RIVER;

- b. DENSITY AND LOCATION OF RESIDENTIAL LAND USES;
- c. MIX OF HOUSING TYPES, INCLUDING HOUSING THAT IS AFFORDABLE TO LOW, MODERATE AND MEDIAN INCOME HOUSEHOLDS;
- d. TYPES AND AMOUNT OF COMMERCIAL AND INDUSTRIAL LAND USES;
- e. A FLOOD DAMAGE REDUCTION PROGRAM SCOPE OF WORK;
- f. PROTECTION OF ADJACENT RURAL AREAS;
- g. PROVISION OF TRAILS, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES;
- h. PRESERVATION OF SCENIC AREAS SUCH AS SNOQUALMIE FALLS AND THE I-90 CORRIDOR;
- i. PROVISION OF MUNICIPAL SERVICES SUCH AS SEWER, WATER, ROADS;
- j. PRESERVATION OF FLOOD PLAIN LANDS FOR FLOOD STORAGE FUNCTIONS: AND
- k. PRESERVATION OF THE CHARACTER OF THE CITY OF SNOQUALMIE.

SQP 64 UNTIL A LONG-TERM SOLUTION TO PREVENTING FLOOD DAMAGES IN THE CITY OF SNOQUALMIE IS AGREED TO BY KING COUNTY AND THE CITY OF SNOQUALMIE, KING COUNTY WILL SUPPORT ANNEXATIONS IN EXPANSION AREA ONE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 65 KING COUNTY SUPPORTS THE CONTINUED INDUSTRIAL USE OF WEYERHAEUSER'S SNOQUALMIE MILL SITE AND ITS ANNEXATION TO THE CITY OF SNOQUALMIE.

SQP 66 KING COUNTY WILL SUPPORT ANNEXATION INTO EXPANSION AREA TWO ONLY WHEN:

- A) A COMMUNITY DEVELOPMENT PLAN WHICH INCLUDES THE CITY OF SNOQUALMIE AND ITS EXPANSION AREAS IS PREPARED,
- B) A LONG TERM SOLUTION TO FLOODING PROBLEMS IS DEVELOPED;
- C) A PUBLIC/PRIVATE RESOURCE COMMITMENT TO IMPLEMENTING THE SOLUTION IS AGREED UPON;

SQP 67 KING COUNTY WILL SUPPORT ANNEXATIONS OF LAND IN EXPANSION AREA ONE WHEN HIGHER RESIDENTIAL DENSITIES CAN BE ACHIEVED, MUNICIPAL SERVICES CAN BE PROVIDED, AND RIVER WATER QUALITY WILL NOT BE DEGRADED.

SQP 68 COMMERCIAL AND LIGHT INDUSTRIAL LAND USES ARE APPROPRIATE ALONG SOUTHEAST NORTH BEND WAY SUBJECT TO SPECIAL DEVELOPMENT CONDITIONS TO MITIGATE IMPACTS.

- SQP 69 ONLY NON-RETAIL COMMERCIAL DEVELOPMENT SHALL BE ALLOWED IN THE AREA BOUNDED BY SOUTHEAST NORTH BEND WAY AND THE BURLINGTON-NORTHERN RAILROAD RIGHT-OF-WAY. KING COUNTY SUPPORTS THE EXISTING NORTH BEND DOWNTOWN AS THE PRIMARY RETAIL BUSINESS AREA.
- SQP 70 THE AREA BETWEEN TANNER AND THE EDGEWICK INTERCHANGE, SOUTH OF SOUTHEAST 140th AND NORTH OF I-90, IS APPROPRIATE FOR NON-RETAIL COMMERCIAL AND LIGHT INDUSTRIAL LAND USES. COMMERCIAL AND LIGHT INDUSTRIAL USES SHALL BE LIMITED TO USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER AND ARE RELATED TO RESOURCE-BASED SHIPPING, DISTRIBUTING AND TRUCKING-RELATED INDUSTRIAL DEVELOPMENT.
- SQP 71 LAND USES ADJACENT TO THE EDGEWICK INTERCHANGE SHALL BE LIMITED TO HIGHWAY ORIENTED COMMERCIAL USES THAT DO NOT REQUIRE SEWERS, DO NOT IMPACT GROUND WATER, AND SERVE THE TRAVELING PUBLIC.
- SQP 72 THE AREA NORTH OF THE EDGEWICK INTERCHANGE IS APPROPRIATE FOR RESOURCE-BASED, SHIPPING, DISTRIBUTING AND TRUCKING RELATED INDUSTRIAL USES THAT DO NOT REQUIRE SEWERS AND DO NOT IMPACT GROUND WATER.
- SQP 73 FALL CITY IS AN UNINCORPORATED RURAL ACTIVITY CENTER AND SHOULD HAVE OVERALL RESIDENTIAL DENSITIES OF FOUR TO EIGHT DWELLING UNITS PER ACRE, AND NEW COMMERCIAL DEVELOPMENT WHEN WASTE WATER TREATMENT IS AVAILABLE.
- SQP 74 WITHIN THE RESIDENTIAL AREA OF FALL CITY, SMALL SCALE AGRICULTURAL PURSUITS OR SIMILAR RURAL LAND USES CAN CONTINUE.
- SQP 75 WITHIN THE FALL CITY RURAL ACTIVITY CENTER BUT OUTSIDE THE SEWER LOCAL SERVICE AREA, DEVELOPMENT MAY CLUSTER AT ONE HOME PER 2.5 ACRES TO PROVIDE THE OPTION FOR HIGHER DENSITIES IN THE FUTURE. WHEN SEWERS BECOME AVAILABLE, PROPERTY OWNERS IN THE 2.5 ACRE AREA MAY REZONE THEIR PROPERTIES TO SINGLE FAMILY RESIDENTIAL DENSITIES OF UP TO EIGHT HOMES PER ACRE WITHOUT AN AMENDMENT TO THE SNOQUALMIE VALLEY COMMUNITY PLAN.
- SQP 76 LOW DENSITY MULTIFAMILY DEVELOPMENT IN FALL CITY MAY OCCUR WHEN ADEQUATE PUBLIC SERVICES ARE AVAILABLE.
- SQP 77 POTENTIAL COMMERCIAL AREAS WITHIN FALL CITY IDENTIFIED IN THIS COMMUNITY PLAN MAY BE RECLASSIFIED WHEN SEWER, WATER, AND TRANSPORTATION FACILITIES ARE AVAILABLE.
- SQP 78 STILLWATER IS A RURAL NEIGHBORHOOD CENTER.
- SQP 79 PRESTON IS A RURAL NEIGHBORHOOD CENTER.
- SQP 80 THE EXISTING STORE IN PRESTON AND THE PRESTON MILL ARE RECOGNIZED AS HISTORIC LAND USES AND WILL BE ZONED CONSISTENT WITH THEIR EXISTING USE.

- SQP 81 THE HISTORIC MILL AT PRESTON IS A CONTINUING INDUSTRIAL USE. IF THE PRESENT USE ENDS, THE PROPERTY MAY BE REZONED TO RURAL RESIDENTIAL USES WITHOUT A PLAN AMENDMENT.
- SQP 82 DEVELOPMENT ADJACENT TO THE HISTORIC PRESTON COMMUNITY SHOULD BE DESIGNED TO HAVE LIMITED IMPACTS ON THE HISTORIC AREA. NO ADDITIONAL LAND SHOULD BE ZONED FOR COMMERCIAL OR INDUSTRIAL USES WITHIN OR ADJACENT TO PRESTON, OR IN THE EXIT 22 AREA.
- SQP 83 ALL LAND USES ALONG THE I-90 CORRIDOR SHOULD BE SITED, DESIGNED AND LANDSCAPED TO PRESERVE ITS SCENIC NATURE.
- SQP 84 LAND USES AT FREEWAY INTERCHANGES WITHOUT EXISTING COMMERCIAL OR INDUSTRIAL DEVELOPMENT, AND OUTSIDE RURAL ACTIVITY CENTERS, ARE DESIGNATED RURAL RESIDENTIAL TO SUPPORT DEVELOPMENT IN RURAL ACTIVITY CENTERS AND TO PRESERVE THE SCENIC NATURE OF THE CORRIDOR.
- SQP 85 NEW DEVELOPMENT AT THE EXIT 22 INTERCHANGE SHALL NOT EXPAND BEYOND THE AREA DESIGNATED IN THIS PLAN AND SHALL NOT ADVERSELY IMPACT SURROUNDING RURAL RESIDENTIAL AREAS. ALL USES SHOULD BE PLANNED AND SITED TO USE LONG-TERM ON-SITE WASTE DISPOSAL SYSTEMS.
- SQP 86 THE EXISTING TWO ACRES OF LAND CURRENTLY ZONED FOR COMMERCIAL USE AT EXIT 22 IS RECOGNIZED, BUT NO ADDITIONAL LAND FOR COMMERCIAL USES IS DESIGNATED.
- SQP 87 AN ADEQUATE, SAFE, POTABLE WATER SUPPLY MUST BE AVAILABLE FOR ALL RESIDENCES AND BUSINESSES.

CHAPTER VI: UTILITIES

- SQP 88 MUNICIPAL WATER PURVEYORS ARE THE PREFERRED SERVICE PROVIDERS IN INCORPORATED RURAL ACTIVITY CENTERS AND THEIR EXPANSION AREAS. IN UNINCORPORATED FALL CITY, THE EXISTING DISTRICT (W.D. 127) SYSTEM IS PREFERRED.
- SQP 89 IN 2.5 ACRE RURAL RESIDENTIAL AREAS OR 5 ACRE AREAS WHERE THE BONUS DENSITY SYSTEM IS USED:
- EXISTING PUBLIC WATER SYSTEMS ARE THE PREFERRED METHOD OF PROVIDING WATER SERVICE.
 - NEW SERVICE BY DISTRICTS OR MUNICIPALLY OWNED PUBLIC SYSTEMS SHOULD BE ALLOWED TO SERVE THESE AREAS ONLY IF THEY MEET THE CRITERIA OF COMPREHENSIVE PLAN POLICY F-311.
- SQP 90 PROPOSED EXPANSION OF WATER SERVICE AREAS FOR CLASS 1 OR 2 PUBLIC WATER DISTRICTS, ASSOCIATIONS AND MUNICIPAL WATER PURVEYORS SHOULD BE APPROVED IF ALL THE FOLLOWING CRITERIA ARE MET:

- ° THE PURVEYOR HAS A COMPREHENSIVE PLAN APPROVED BY KING COUNTY AND/OR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES AS APPROPRIATE.
 - ° THE PURVEYOR DEMONSTRATES ITS ABILITY TO CONTINUE SERVICE TO ITS EXISTING USERS AND ITS ABILITY TO SERVE ALL VACANT AND BUILDABLE PORTIONS OF THE EXISTING SERVICE AREAS IN ADDITION TO ANY PROPOSED SERVICE AREA EXPANSION.
- SQP 91 IN 5 OR 10 ACRE RURAL RESIDENTIAL AREAS AND IN RESOURCE PRODUCTION DISTRICTS, PRIVATE INDIVIDUAL WATER SYSTEMS SERVING SINGLE PROPERTIES ARE THE PREFERRED METHOD OF PROVIDING WATER SERVICE.
- SQP 92 IF CLUSTERED DEVELOPMENT OCCURS IN THE 5 OR 10 ACRE RURAL RESIDENTIAL AREAS, SMALL CLASS 3 OR 4 PUBLIC WATER SYSTEMS ARE PREFERRED FOR EACH CLUSTER OF UP TO EIGHT LOTS.
- SQP 93 WATER SERVICE IN THE RURAL NEIGHBORHOOD CENTERS OF STILLWATER AND PRESTON SHOULD BE PLANNED ONLY TO MEET EXISTING AND PERMITTED USES.
- SQP 94 SEWER SERVICE IS PREFERRED IN THE RURAL ACTIVITY CENTERS OF DUVALL, SNOQUALMIE, NORTH BEND, CARNATION AND FALL CITY. THESE AREAS ARE INCLUDED IN THE SEWER LOCAL SERVICE AREAS.
- SQP 95 THE EXPANSION AREAS OF EACH RURAL ACTIVITY CENTER SHOULD BE INCLUDED IN THE SEWER LOCAL SERVICE AREA UPON ANNEXATION.
- SQP 96 WHEN A HEALTH HAZARD OCCURS OUTSIDE A SEWER LOCAL SERVICE AREA OR A RURAL ACTIVITY CENTER EXPANSION AREA, THE APPLICANT SHALL DEMONSTRATE THAT OTHER ALTERNATIVES FOR WASTEWATER DISPOSAL ARE NOT FEASIBLE BEFORE SEWER SERVICE IS APPROVED. THIS DEMONSTRATION SHALL INCLUDE A COMPARISON OF THE EFFECTIVENESS AND COST OF ALTERNATIVES TO SEWER SERVICE.
- SQP 97 SEWAGE TREATMENT PLANTS AND RELATED FACILITIES SHOULD BE SITED IN RURAL ACTIVITY CENTERS IF POSSIBLE. IF SITES ARE NOT AVAILABLE, THE RURAL RESIDENTIAL AREA MAY BE CONSIDERED FOR SITING. IF SITES ARE NOT AVAILABLE IN EITHER OF THOSE AREAS, A RESOURCE PRODUCTION DISTRICT SITE MAY BE CONSIDERED.
- SQP 98 UTILITY SUPPORTING FACILITIES MAY BE LOCATED IN RESOURCE PRODUCTION DISTRICTS ONLY WHEN ALL THE FOLLOWING CRITERIA CAN BE MET:
- A. WASHINGTON STATE DEPARTMENT OF ECOLOGY SITING REQUIREMENTS CANNOT BE MET BY LOCATION ON APPROPRIATELY ZONED LAND OUTSIDE THE PRODUCTION DISTRICT;
 - B. IT IS NECESSARY TO SITE OR BUILD THE FACILITY IN THE PRODUCTION DISTRICT TO IMPLEMENT OTHER COMPREHENSIVE PLAN POLICIES; AND

- C. THE KING COUNTY COUNCIL, SEATTLE-KING COUNTY HEALTH DEPARTMENT AND WASHINGTON STATE DEPARTMENTS OF ECOLOGY, AND SOCIAL AND HEALTH SERVICES ALL CONCLUDE THERE IS NO OTHER WAY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

SQP 99 SEWER LINES OUTSIDE THE LOCAL SERVICE AREA SHALL ONLY ALLOW HOOK-UPS TO SOLVE A PUBLIC HEALTH HAZARD IDENTIFIED BY THE DEPARTMENT OF ECOLOGY OR THE SEATTLE KING COUNTY HEALTH DEPARTMENT.

SQP 100 ON-SITE SEWAGE DISPOSAL IS THE PREFERRED METHOD OF LONG TERM PERMANENT SEWAGE DISPOSAL FOR THE RURAL AREAS.

CHAPTER VII: HERITAGE SITES

SQP 101 THE PRESERVATION, RESTORATION, AND ADAPTIVE RE-USE OF HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES IN THE SNOQUALMIE VALLEY COMMUNITY PLANNING AREA IS ENCOURAGED TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES AND TO PRESERVE TANGIBLE REMINDERS OF THE PLANNING AREA'S HISTORY.

SQP 102 KING COUNTY ENCOURAGES THE PRESERVATION OF HERITAGE SITES WHICH MEET THE CRITERIA FOR THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES OR THE CRITERIA FOR COUNTY LANDMARK STATUS BY MAKING LAND USE AND ZONING DESIGNATIONS COMPATIBLE WITH THE SITE'S/AREA'S HISTORIC CHARACTER.

SQP 103 NEW DEVELOPMENT, INCLUDING ROAD CONSTRUCTION, ADJACENT TO LANDMARKS, LANDMARK SITES, OR ARCHEOLOGICAL SITES SHOULD RETAIN AND ENHANCE THE HISTORIC FEATURES OF THE LANDMARK TO THE GREATEST EXTENT POSSIBLE.

SQP 104 DEVELOPMENT OF PARKS AND TRAILS, AND ACQUISITION OF OPEN SPACE SHOULD BE COORDINATED WITH THE PRESERVATION, RESTORATION, AND USE OF HERITAGE SITES.

SQP 105 THE PRESENCE OF THE SNOQUALMIE TRIBE IN THE PLANNING AREA HAS IMPORTANT HISTORIC AND CULTURAL SIGNIFICANCE FOR THE PUGET SOUND REGION. THE FOLLOWING PLACES, RECOGNIZED BY THE TRIBE AS HISTORICALLY, CULTURALLY AND ARCHEOLOGICALLY IMPORTANT, SHOULD BE CONSIDERED FOR INCLUSION IN THE KING COUNTY HISTORIC SITES SURVEY, AND DESIGNATION TO LOCAL AND/OR NATIONAL REGISTER OF HISTORIC PLACES.

SQP 106 KING COUNTY RECOGNIZES THE SPIRITUAL, HISTORIC, CULTURAL AND RECREATIONAL VALUE OF THE SNOQUALMIE FALLS. ANY DEVELOPMENT ADJACENT TO SNOQUALMIE FALLS SHALL BE DESIGNED AND SITED TO PROTECT THESE VALUES.

SQP 107 BECAUSE OF THE SPIRITUAL SIGNIFICANCE OF THE AREA AT THE BASE OF THE FALLS TO THE VARIOUS TRIBES IN THE PUGET SOUND REGION, THIS AREA OF THE FALLS SHOULD REMAIN FREE OF DEVELOPMENT AND OPEN FOR PUBLIC ACCESS.

- SQP 128 RIGHT-OF-WAY OR EASEMENTS ALONG UTILITY CORRIDORS, AND ABANDONED RAILROADS ARE POTENTIAL TRAIL CORRIDORS AND SHOULD BE EVALUATED BY THE COUNTY FOR FUTURE USE.
- SQP 129 WHEN PUBLIC LAND IS LOGGED, EXISTING TRAILS SHOULD BE RESTORED IF DISTURBED DURING THE LOGGING OPERATION.
- SQP 130 MOTORCYCLE AND OFF-ROAD VEHICLE (ORV) USES SHOULD BE SEPARATED FROM OTHER RECREATIONAL TRAIL USE. SEPARATE ORV TRAILS SHOULD BE LOCATED WHERE ENVIRONMENTAL IMPACTS CAN BE MINIMIZED.
- SQP 131 THE SNOQUALMIE RIVER, TOLT RIVER, RAGING RIVER AND THEIR TRIBUTARIES ARE RECOGNIZED AS WATER TRAILS WITH SCENIC AND RECREATIONAL VALUE.
- SQP 132 EXISTING PUBLIC ACCESS POINTS TO RIVERS SHOULD BE MAINTAINED AND ADDITIONAL ACCESS POINTS PROVIDED OR ACQUIRED TO ENSURE THE AVAILABILITY OF THESE RIVERS AS TRAILS AND FISHING AREAS.
- SQP 133 KING COUNTY SUPPORTS DESIGNATION OF THE MIDDLE FORK OF THE SNOQUALMIE RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.
- SQP 134 KING COUNTY SUPPORTS EVALUATION OF THE NORTH FORK OF THE SNOQUALMIE RIVER AND THE MAIN STEM OF THE TOLT RIVER UNDER EITHER THE NATIONAL OR STATE WILD AND SCENIC RIVER PROGRAM.